

Drake House, Gadbrook Park, Northwich, Cheshire, CW9 7RA



FOR SALE / TO LET

Modern self-contained office – 10,378 Sq ft

50 Car parking spaces



Location

The property is located on Gadbrook Park which is a strategically well located and popular business park in the heart of Cheshire. Gadbrook Park is one of West Cheshire's most established office parks and boasts a host of occupiers. The park is located to the South West of Northwich Town Centre and a short drive to Junction 19 M6.

The park benefits from excellent road communications being located on the A556 and is close to:

- Northwich Town Centre
- Junction 19 M6
- Manchester Airport
- Chester
- Manchester



Description

The property is a modern self-contained office premises over ground and first floor. The ground floor currently comprises of entrance reception, open plan and cellular offices with meeting rooms, kitchen and dining facilities. The first floor is mainly open plan with a number of meeting rooms and large boardroom.

Specification

- Self-contained, can be split to accommodate smaller sizes
- 8 person passenger lift
- 50 car parking spaces
- Double glazed windows
- Kitchen, meeting rooms and break out areas
- Perimeter trunking
- Suspended ceilings
- Carpets

Accommodation (Total: 10,378 Sq ft)

Ground Floor: 5,238 Sq ft

First Floor: 5,140 Sq ft

Terms

The property is understood to be Long Leasehold (Title No: CH571961) 999 years from March 2006 with a ground rent of £1,700 pa.

Sale Price

£1,295,000 plus VAT

Rental Price

£125,000 plus VAT per annum

VAT

VAT is payable on this transaction

Services

It is understood that all mains services are connected to the property

Business Rates

Rateable value is £125,000

EPC

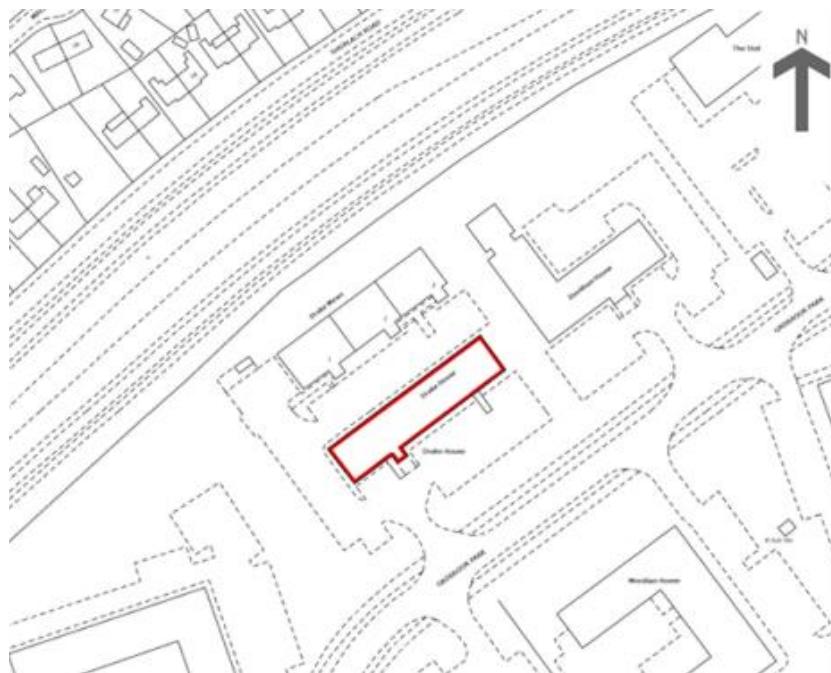
An EPC is available upon request

Legal Costs

Each party will be responsible for bearing their own legal costs in respect of the transaction

Anti Money Laundering

In accordance with Anti-money Laundering Regulations, in the event of a sale, two forms of ID and confirmation of the source of funding will be required.







Viewings

Strictly by appointment with Fifield Glyn
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