

**FOR RENT**

Suites 2 & 3, 1 Royal Court, Gadbrook Way, Gadbrook Park, Rudheath

£ £9,200 pa - £15,300 pa

766 Sq ft – 1,275 Sq ft

- ✓ Self Contained Offices
- ✓ Kitchen Area and WC Facilities
- ✓ On-site Parking
- ✓ Situated on the well-established and successful Gadbrook Park
- ✓ Gas-fired Central Heating

Situation

Gadbrook Park is situated on the outskirts of Northwich, fronting onto the A556 with access to Manchester and Chester with easy access to the M6 at Junction 19 (approximately 5 minutes) or Junction 10 of the M56 motorway (approximately 15 minutes). Manchester International Airport is within 20 minutes' drive as is the main railway network, which can be accessed at Crewe station providing an hourly train service directly to London Euston.

Description

The property comprises self-contained offices forming part of Royal Court, a high quality office development situated on the well-established and successful Gadbrook Park, a 60-acre Business Park in the 'Heart of Cheshire'. Other occupiers on Gadbrook Park include Roberts Bakery, The Hut Group, WR Partners, Butcher & Barlow and more.

The property has been fitted out to a high standard to include the following:-

- Fully carpeted
- Gas-fired central heating
- Suspended ceilings with integral light fittings
- Fitted Kitchen
- WC facilities
- Car parking spaces

Accommodation

Area	Sq M	Sq Ft
Suite 2	71.16	766
Suite 3	118.45	1,275
TOTAL	189.61	2,041

Terms

The Property is available by way of a new equivalent Full Repairing and Insuring Lease for a term to be agreed.

Rent

Rents from £9,200 pa - £15,300 pa (£12.00 per sq ft net)

EPC

EPC available on request

VAT

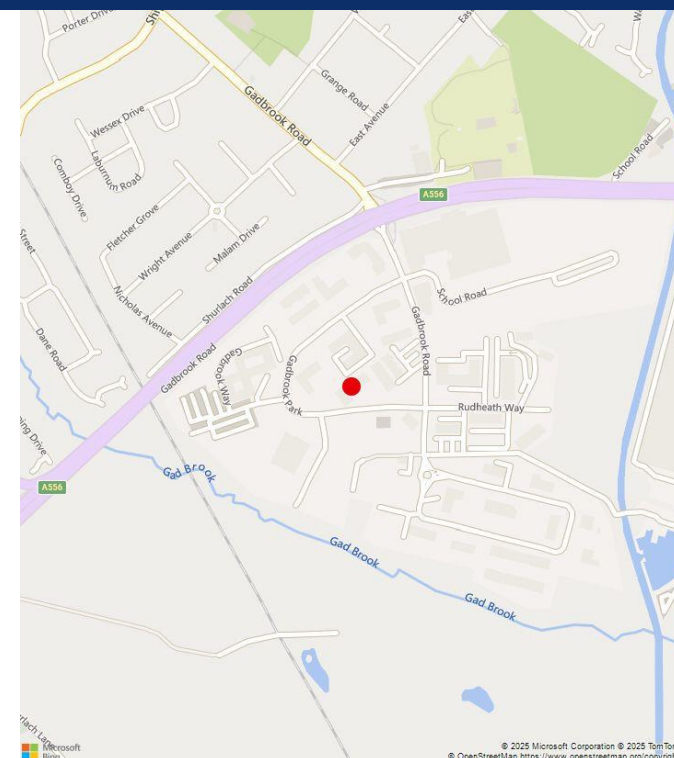
All prices are subject to VAT

Legal Costs

Each party to be responsible for their own legal costs.

Service Charge

There will be a service charge payable to cover the cost of the Buildings Insurance, Management Costs of the internal and external communal areas and shared costs of utilities etc. Further details provided on application.



Inspection

Faye Pattenden
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Surveyor

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Fifield Glyn

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