



## **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
- ✓ Situated on the well-established and successful Gadbrook Park

- ✓ Kitchen Area and WC Facilities
- ✓ Gas-fired Central Heating

- ✓ On-site Parking

## 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
<b>Suite 2</b>	<b>71.16</b>	<b>766</b>
<b>Suite 3</b>	<b>118.45</b>	<b>1,275</b>
<b>TOTAL</b>	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

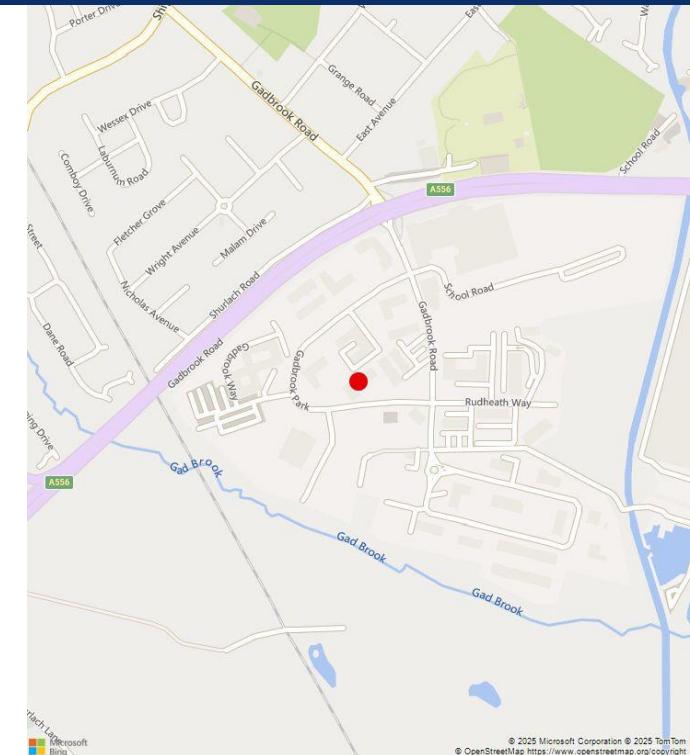
All prices are subject to VAT

## 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  
01606 351351  
Agency@fifieldglyn.com

## Surveyor

Richard N D Smith  
07966 245999  
Richard.smith@fifieldglyn.com





# Fifield Glyn

We're here to help, please contact us via the details below



## London

0207 629 6457

11 St George Street  
Mayfair  
London  
W1S 2FD



## Manchester

0161 839 2444

7/9 Oxford Court  
Bishopsgate  
Manchester  
M2 3WQ



## Cheshire

01606 351 351

No. 1 Royal Mews  
Gadbrook Park  
Cheshire  
CW9 7UD

