

## TO LET

Retail Premises – 558 Sq ft (51.4 Sq m)

Rental: £12,000 per annum exclusive plus VAT

**Fifield  
Glyn**   
Chartered Surveyors

### **Studio at Gadbrook House, School Lane, Gadbrook Park, Northwich, CW9 7RG**



**Accommodation**

Ground Floor: 558 Sq ft

Total: 558 Sq ft

**Terms**

The property is available on a Licence for a negotiable term at an initial rental of £12,000 per annum exclusive plus VAT.

**Legal**

Each party is to be responsible for their own legal costs

**Rental**

£12,000 per annum exclusive plus VAT

**VAT**

We understand VAT will be applicable to the rental.

**EPC**

A full copy of the EPC & Recommendation Report are available on request

**Viewings**

Strictly by appointment made via Fifield Glyn Ltd on 01606 351351 or [Agency@fifieldglyn.com](mailto:Agency@fifieldglyn.com)

**Surveyor**

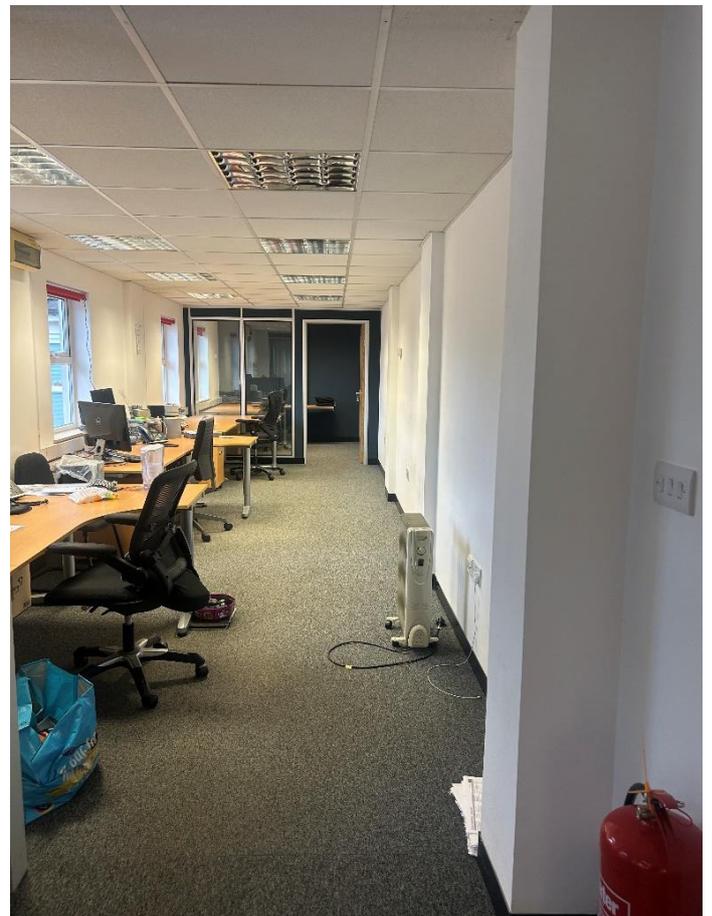
Olivia Henderson 07399 363234

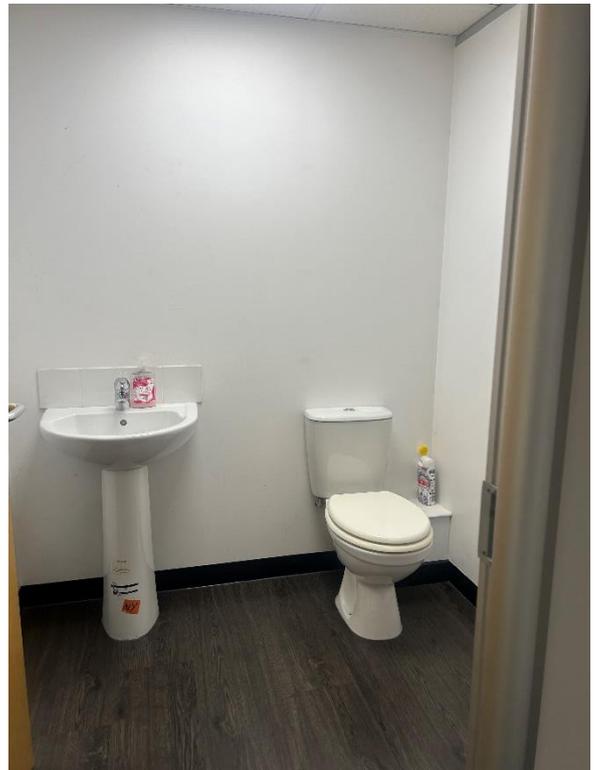
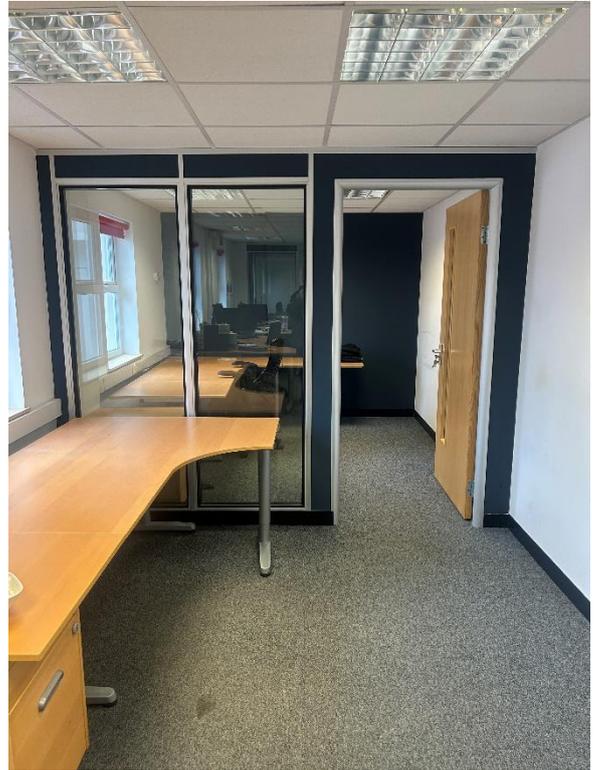
## Situation

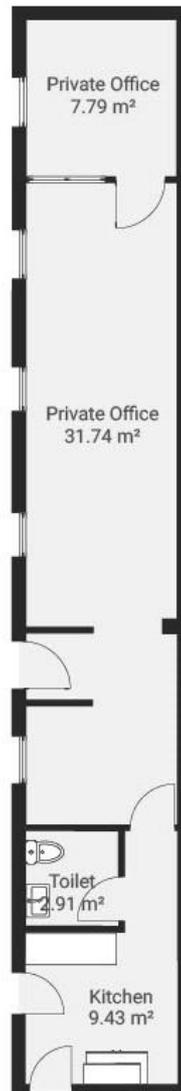
The property is situated on the well-established business park of Gadbrook Park in Northwich, Cheshire. The office itself is located within Gadbrook House, an owner occupier building.

## Description

The office occupies a ground floor position to the rear of Gadbrook House with private access and allocated parking for 4 cars. The office benefits from being open plan and having a small cellular contained meeting room at the rear. All furnishings (tables, chairs, phones etc) are included and the rent is inclusive of all bills.







# Fifield Glyn

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

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