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# Unit 6, Brunel Court, Gadbrook Park, Northwich, Cheshire CW9 7LP



# OFFICE PREMISES FOR SALE

144.55 m<sup>2</sup> (1,556 sqft) with parking









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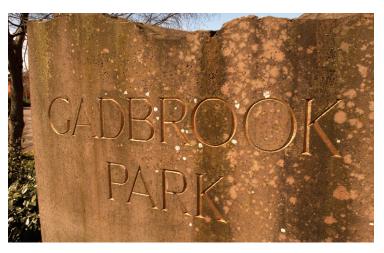
### **Situation:**

Self-contained high-quality offices in a courtyard setting in the heart of Cheshire. Gadbrook Park is situated on the outskirts of Northwich, fronting the A556 dual carriageway giving easy Manchester, Chester, to Liverpool and Junctions 18 and 19 of the M6 (5 minutes) or Junction 10 of the M56 (15 minutes). Manchester Airport and Crewe Station (providing direct train services to London Euston) are within easy access as is a frequent service running between Northwich and Winsford, together with on-site café and child nursery facilities.



## **Description:**

The property is a mid terrace forming part of Brunel Court a high-quality office development on the very well regarded Business Park called Gadbrook Park. Premises comprises of two floors.





#### **Accommodation:**

Floor Areas:

Total:	144.55 m <sup>2</sup>	(1,556 ft <sup>2</sup> )
First Floor	$77.27 \text{ m}^2$	(777.8 ft <sup>2</sup> )
Ground Floor	$77.27 \text{ m}^2$	(777.8 ft <sup>2</sup> )

#### **Sale Terms:**

The premises is available by long leasehold for a price of £240,000.

#### Rates:

Cheshire West and Chester advise that the premises are assessed for business rates as follows:-

#### **Rateable Value:**

£18,250.00 Uniform Business Rate 2018/2019: 48.0p



# Service Charge:

£1,913 per annum.

#### EPC:

An Energy Performance Certificate – Rating C (74)

## **Inspection:**

Lucy Warriner Lucy.warriner@fifieldglyn.com Mobile: 07834 988 874

# **Surveyor:**

John G. Fifield FRICS John.fifield@fifieldglyn.com Mobile: 07970 723 522

# SUBJECT TO CONTRACT

JGF/VGM/APRIL2022







