

**Business Premises with parking
No. 2, Brunel Court, Gadbrook Park,
Northwich, Cheshire CW9 7LP**



For Sale or To Let

1,641 sq.ft (152.50 sq.m) with 8 parking spaces

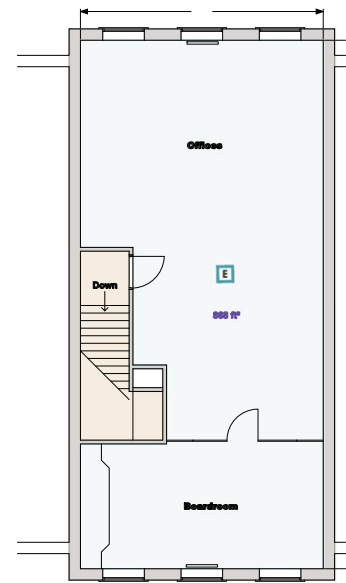
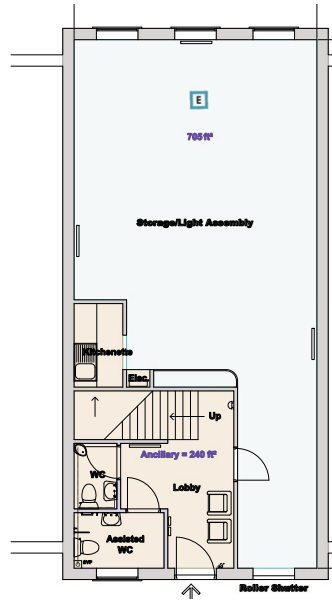
Situation:

Self-contained high-quality business premises 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 access to Manchester, Chester, 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) within easy access due to a frequent bus service between Northwich and Winsford, together with on-site café and child nursery facilities.



Description:

The property comprises of two floors offering storage, light assembly, and office space. The property is terraced forming part of Brunel Court a high-quality development on the very well regarded Gadbrook Park.



Accommodation:

VOA Floor Areas:

Ground	695.3 sq.ft	(64.6 sq.m)
Ground floor toilets	38.7 sq.ft	(3.6 sq.m)
Ground floor toilets	20.4 sq.ft	(1.9 sq.m)
Ground floor kitchen	22.6 sq.ft	(2.1 sq.m)
First office	864.3 sq.ft	(80.3 sq.m)
Total:	1,641 sq.ft	(152.50sq.m)

Outside: 8 car spaces

Additional parking available on quarterly Licence at £140 each

Terms:

To Let on a 10 year FRI lease with upward only rent review at the end of 5 years at £17,500 pa .

Or on a Long Leasehold on a 999-year Ground Rent £250 pa geared to RPI every 5 years at £199,950

Rateable Value: £23,500

Uniform Business Rate:

2022/23 49.9p

Service Charge:

2022/23 - £1,913 per annum

Insurance:

2022/2023 - £350 per annum

EPC: Rating C (74).

Inspection:

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SUBJECT TO CONTRACT

JGF/JRB/MARCH2024

