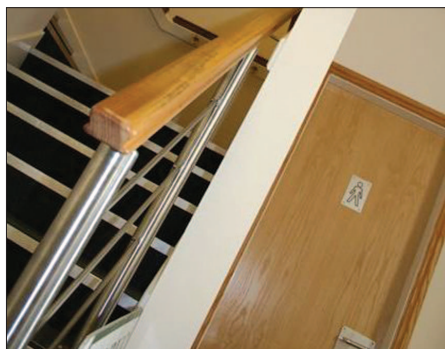


**On the instructions of Osborne House Ltd:  
Gadbrook Park, Northwich, Cheshire CW9 7UW**



**Design & Build Office Opportunities 10,000-50,000 sqft  
Gadbrook Park is on the edge of a traditional Market Town, halfway  
between Manchester and Chester**

**Situation:**

Nestled in the heart of Cheshire, Gadbrook Park offers 65 acres of landscaped working space for today's modern business. Larger occupiers include; Barclays Bank, The Hut Group, Roberts Bakery, Weaver Vale Housing Trust and many others. The 75 businesses employ over 5,000 people on the business park which provides high quality office space, a relaxed environment and thriving business community.

Onsite there is a café bar, children's day care nursery together with excellent road networks to major motorways M6/M56/M62, Manchester and Liverpool Airports, Crewe Railway Station. Gadbrook Park really is a great location for your business.

**What business premises could you have?**

Osborne House can provide a bespoke Office specification to include:

- Ceilings incorporating LG7 lighting
- Carpeted throughout
- Solar tinted glazing
- Fully raised floors
- Naturally ventilated or air conditioned
- Male, female & disabled toilets on each floor
- Full DDA compliance
- Passenger lifts serving upper floors
- Extensive on-site car parking
- Bicycle parking & shower facilities
- Designed to 'BREEAM' target rating

**Lease Terms:**

Premises can be 'fitted out' or to a 'shell' standard with options on either a Long Leasehold basis with 999 year lease plus ground rent and service charge or a 25 year FRI Lease plus service charge.

**Contact:**

Fifield Glyn  
No.1 Royal Mews  
Gadbrook Park  
Cheshire CW9 7UD

Contact: Richard Smith  
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**SUBJECT TO CONTRACT**  
RNDS/MM/February 2017

