

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



OFFICE PREMISES FOR SALE

144.55 m² (1,556 sqft) with parking

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 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) are within easy access as is a frequent bus service running between Northwich and Winsford, together with on-site café and child nursery facilities.



Service Charge:

£1,913 per annum.

EPC:

An Energy Performance Certificate – Rating C (74)

Inspection:

Lucy Warriner

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Surveyor:

John G. Fifield FRICS

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Accommodation:

Floor Areas:

Ground Floor 77.27 m² (777.8 ft²)

First Floor 77.27 m² (777.8 ft²)

Total: 144.55 m² (1,556 ft²)

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

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.

