

**No. 14, Brunel Court,
Gadbrook Park, Northwich,
Cheshire CW9 7LP**



FOR SALE

1,329 sq.ft (123.47 sq.m) with 8 parking spaces



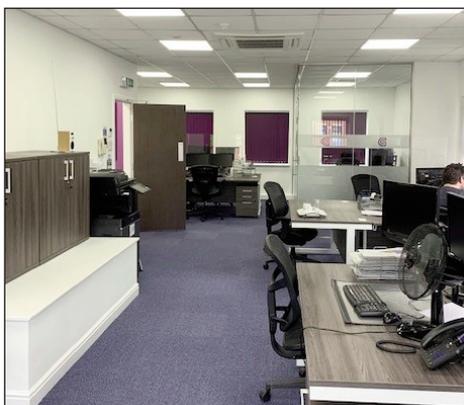
Situation:

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.

Description:

The property is an end of terrace forming part of Brunel Court, a high quality office development. Occupiers include Roberts Bakery, Barclays

Bank, Euro Camp, Ingenico Group, The Hut Group, Chrysallis Nursery and Arabica Café.



Sale Price:

£275,000

Sale Terms: Long Leasehold 999 years at Ground Rent £272.40 pa, geared to RPI every 5 years.

Rateable Value: £16,500

Business Rate: 2022/2023 49.9p

Service Charge:

2022/2023: £1,683.08

Insurance:

2022/2023: £353.60

EPC:

Rating C (74)

Inspection:

Lucy Warriner

Lucy.warriner@fifieldglyn.com

Mobile: 07903 092 763

Accommodation:

Ground floor 614.50 ft² (57.08 m²)

First Floor 714.50 ft² (66.37 m²)

TOTAL (1,329 ft²) 123.47 m²

Outside: 8 car spaces

Additional parking available on quarterly Licence at £140 each

Surveyor:

John G. Fifield FRICS

John.fifield@fifieldglyn.com

Mobile: 07970 723 522

SUBJECT TO LEASE

JGF/VGM/OCT2022

