



FOR SALE or FOR RENT

No 3 Royal Court, Gadbrook Park, Cheshire CW9 7UT

£ Freehold: £700,000 or On Application

4,650 Sq Ft (431.98 Sq M)

- ✓ Self-contained Offices
- ✓ Easy access to Manchester and Chester
- ✓ Situated on the well-established

Situation

The property comprises self-contained offices arranged over ground and first floor of no.3 Royal Court, a high quality office development situated on the well-established and successful Gadbrook Park, a 60-acre Business Park in the "Heart of Cheshire".

Gadbrook Park is situated on the outskirts of Northwich, fronting on to the A556 with easy access to Manchester and Chester with easy access to the M6 at Junction 19 (approx 5 minutes) or Junction 10 of the M56 motorway (approx 15 minutes).

Manchester International Airport is within 20 minutes' drive as is the main railway network which can be accessed at Crewe station providing an hourly train service directly to London Euston (2 hours 15 minutes).

Other occupiers on Gadbrook Park include Roberts Bakery, The Hut Group, Close Wealth Management, Weaver Vale Housing Trust, W R Partners Accountants, Butcher & Barlow Solicitors, Poole Alcock Solicitors, Arabica Caff  and Chrysalis Day Nursery.

Accommodation

Area	Sq M	Sq Ft
TOTAL	431.98	4,650

EPC

EPC rating of 38B.

VAT

The transaction may be subject to VAT.

Terms

The property is currently occupied by HTB Bank on a lease for a term of 5 years from 1 April 2019 expiring 31 March 2024 at a rental of £69,450 per annum equating to £14.93 per sq. ft.

The lease is drawn on equivalent full repairing and insuring terms.

Description

Net internal area: 4,650 sq. ft. over 2 floors

Outside parking for 18 cars.

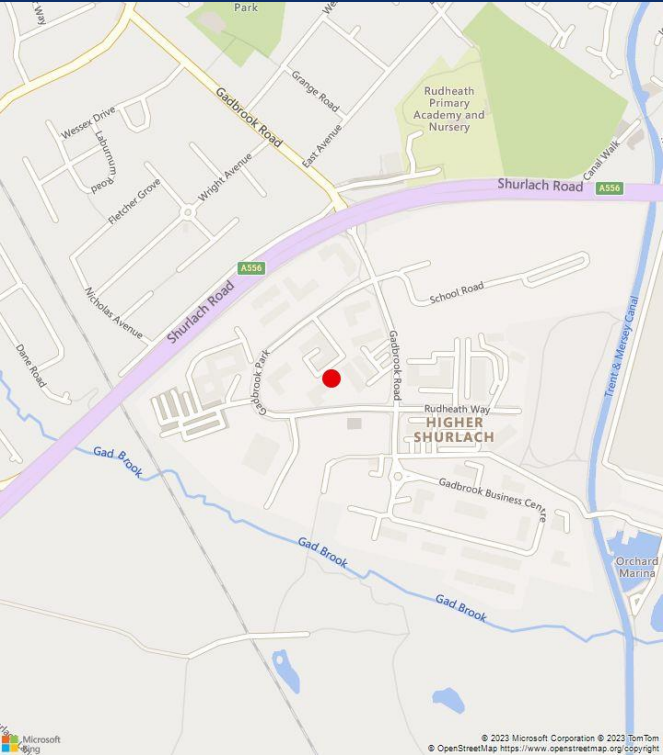
The property has been fitted out to a high standard which includes the following specification:-

- Fully carpeted
- Gas-fired central heating
- Supplementary air conditioning
- WC and break out/Kitchen facilities
- Mixture of open plan and individual cellular offices

Rateable Value

The property has a combined rateable value in the 2023 Rating List as follows:

- Ground floor left: RV £18,250
- Ground floor right: RV £13,500
- First floor: RV £31,250
- Combined Rating assessment: RV £63,000.



Inspection

Faye Pattenden
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Surveyor

Richard Smith
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Richard.smith@fifieldglyn.com

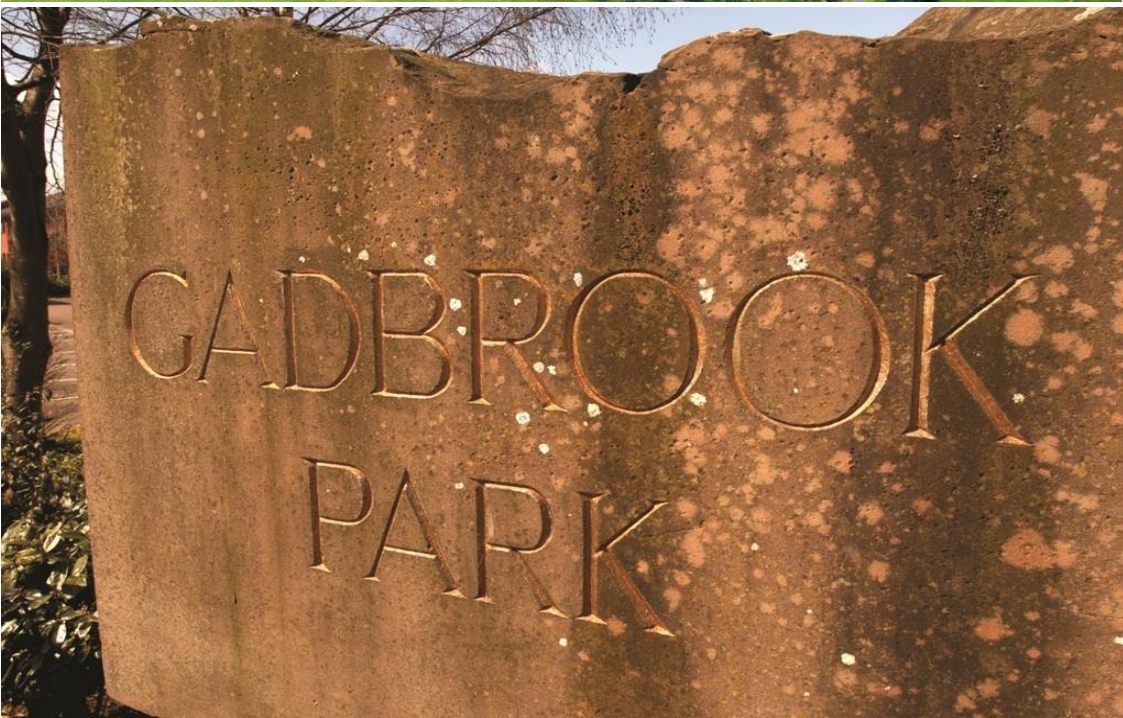
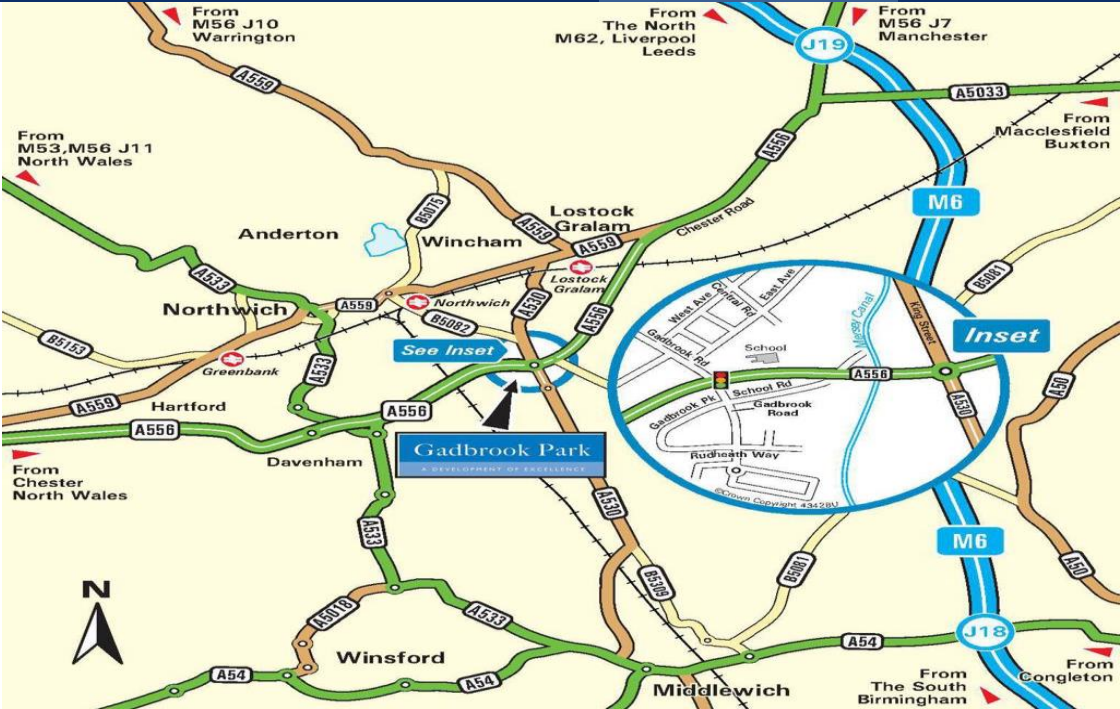
Overview

Description

Gallery

Contact

No 3 Royal Court, Gadbrook Park, Cheshire CW9 7UT



Fifield Glyn

We're here to help, please contact us via the details below



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