



**FIRST FLOOR 1 BRUNEL COURT RUDHEATH WAY NORTHWICH**

**Office Premises To Let**

Self-contained modern offices in a courtyard setting in the heart of Cheshire.

This end terraced property is situated on the very well regarded and established Gadbrook Park, briefly offering open plan office space at first floor.

**£9,000 PA plus VAT**

## DIRECTIONS

## CW9 7LP

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 or Junction 10 of the M56. Manchester Airport and Crewe Station are within easy access.

## DESCRIPTION

Self-contained modern offices in a courtyard setting in the heart of Cheshire. This end terraced property is situated on a the very well regarded Gadbrook Park, offering office space and car parking.

## ACCOMMODATION

First Floor	68.19 m <sup>2</sup>	(734 ft <sup>2</sup> )
<b>Total</b>	<b>68.19m<sup>2</sup></b>	<b>(734 ft<sup>2</sup>)</b>

## LEASE TERMS

The premises is available by way of a new lease for a term of five years. Longer term available.

Each party will meet their own legal fees.

## RATES

Cheshire West and Chester advise that the premises are assessed for business rates as follows:-

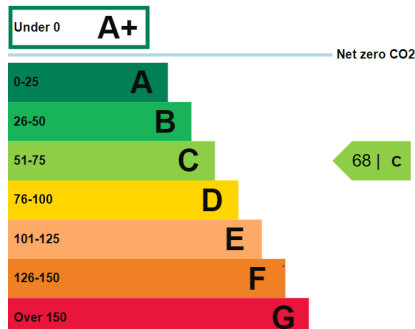
Rateable Value      £7,700

## SERVICE CHARGE

A variable service charge applies to cover insurance and external communal areas

## EPC

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient)

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## VIEWINGS

By appointment only- call our office on 0161 941 4228

### DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

### ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective tenants will be required to provide proof of ID and address before any offer can be reported to solicitors.

