



Chelford House, Northwich, Gadbrook Park, CW9 7LN

Located in the heart of Gadbrook Park estate, this property benefits from on site parking, passenger lift and grade A space.

Tenure	To Let
Available Size	570 to 2,919 sq ft / 52.95 to 271.18 sq m
Rent	£713.00 - £3,648.00 per month From
Service Charge	Upon Enquiry
EPC Rating	C (71)

Key Points

- > Suspended ceilings with integral lighting
- > Gas fired central heating
- > 3 passenger lifts
- > Full accessed raised floor
- > Cat 5 Cabling
- > Ample car parking

Description

The property comprises a self-contained three storey office building arranged in a 'U' shape with two wings of office accommodation on either side of a central core. The office accommodation is provided on ground, first and second floors and incorporates good quality finishes.

Location

Gadbrook Park lies on the outskirts of Northwich, fronting onto the A556 dual carriageway with easy access to Manchester and Chester and the M6 at Junction 19 (approximately 5 minutes) or Junction 10 of the M56 (approximately 15 minutes). Manchester International Airport is approximately 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 in under 2 hours.

Accommodation

Floor/Unit	Description	Size	Rent	Service charge
Ground	Ground Floor	-	£3,648 /month	£1,216 /month
2nd	Suite 1	-	£3,125 /month	£1,041 /month
2nd	Part Second	-	£1,971 /month	£657 /month

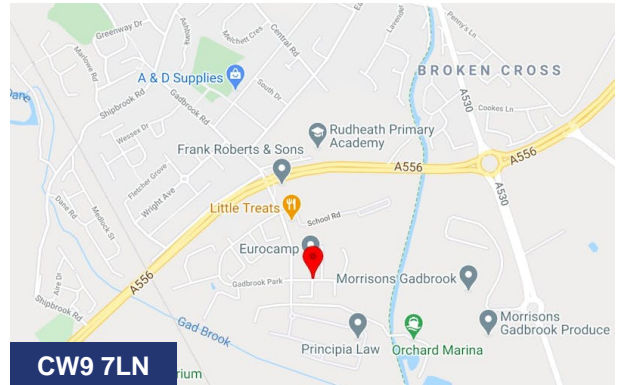
Terms

Each suite is available by way of an equivalent full repairing and insuring lease (via a service charge) for a term to be agreed.

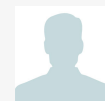
*All-inclusive packages now exclude utilities.

EPC

The property has an EPC rating of C (71)



Viewing & Further Information



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