



FOR SALE or FOR RENT

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

£ Freehold: £700,000 or £67,500 Per Annum

4,650 Sq Ft (431.98 Sq M)

✓ Self-contained Offices which have been fully refurbished

✓ Easy access to M6, M56, Manchester and Chester

✓ Situated on the well-established Gadbrook Park

Situation

The property comprises self-contained offices which have been fully refurbished, 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 access to Manchester and Chester. Easy access to the M6 at Junction 19 or Junction 10 of the M56 motorway.

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 Caffé and Chrysalis Day Nursery.

Description

The self-contained office provides the following areas:-

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
- Suspended ceilings with integral light fittings

WC and break out/Kitchen facilities
Mixture of open plan and individual cellular offices

Business Rates

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.

Terms

The property is available to let on a new equivalent full repairing and insuring lease at a rent of £67,500 per annum.

Price

Purchase Price - £700,000

Rental Price - £67,500 per annum

Rent

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

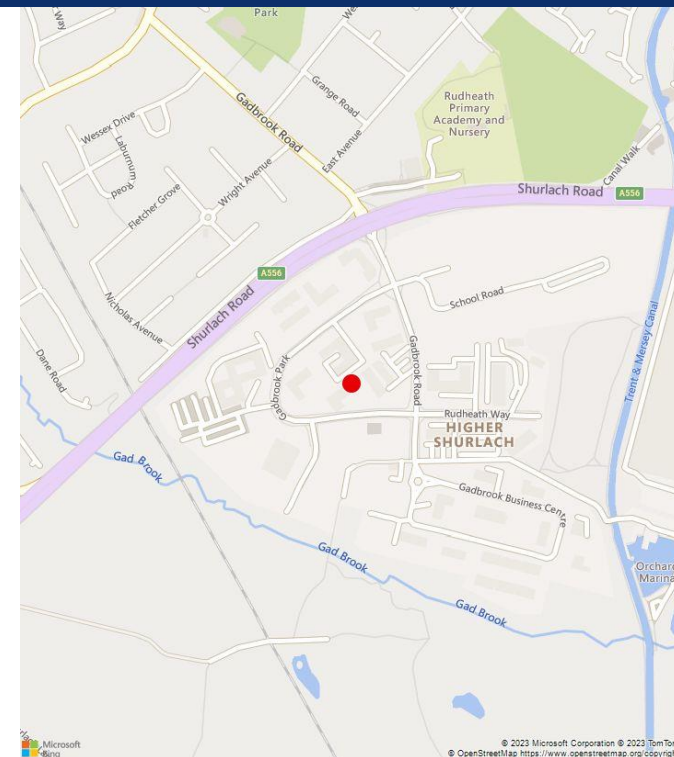
Combined Rating assessment: RV £63,000

EPC

The building currently has a good EPC rating of 38B.

VAT

The transaction may be subject to VAT.



Inspection

Faye Pattenden

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Surveyor

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