

SELF-CONTAINED OFFICE No 3 Royal Court, Gadbrook Park, Cheshire CW9 7UT



FOR SALE (MAY LET)

4,650 sq. ft. (432 m²)

Plus 18 Car Spaces

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 (approximately 5 minutes) or Junction 10 of the M56 motorway (approximately 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 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

Lease terms:

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

Business Rates:

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.

Purchase Price:

£700,000

Inspection:

By arrangement with the Sole Agents.

Surveyor:

Richard N D Smith BSc MRICS

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SUBJECT TO CONTRACT

RNDS/LN/April 2024

