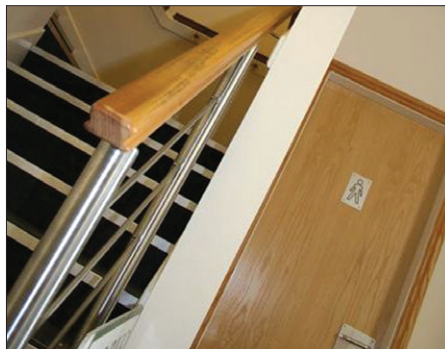


Lettings & Sales  
Management  
Building Services  
Dispute Resolution  
Leasehold Enfranchisement  
Valuations

London, Manchester & Cheshire

**Fifield  
Glyn**  
Chartered Surveyors

**On the instructions of Osborne House Ltd:  
Gadbrook Park, Northwich, Cheshire CW9 7UW**



**Design & Build Office Opportunities  
Gadbrook Park is on the edge of a traditional Market Town,  
halfway between Manchester and Chester**

[www.fifieldglyn.com](http://www.fifieldglyn.com)

01606 351351

**Situation:**

Nestled in the heart of Cheshire, Gadbrook Park offers 65 acres of landscaped working space for today's modern business. Larger occupiers include; Barclays Bank, The Hut Group, Roberts Bakery, Weaver Vale Housing Trust and many others. The 75 businesses employ over 5,000 people on the business park which provides high quality office space, a relaxed environment and thriving business community.

Onsite there is a café bar, children's day care nursery together with excellent road networks to major motorways M6/M56/M62, Manchester and Liverpool Airports, Crewe Railway Station. Gadbrook Park really is a great location for your business.

**What business premises could you have?**

Osborne House can provide a bespoke Office specification to include:

- Ceilings incorporating LED lighting
- Carpeted throughout
- Solar tinted glazing
- Fully raised floors
- Naturally ventilated or air conditioned
- Male, female & disabled toilets on each floor
- Full DDA compliance
- Passenger lifts serving upper floors
- Extensive on-site car parking
- Bicycle parking & shower facilities
- Designed to 'BREEAM' target rating

**Lease Terms:**

Premises can be 'fitted out' or to a 'shell' standard with options on either a Long Leasehold basis with 999 year lease plus ground rent and service charge or a 25 year FRI Lease plus service charge.

**Inspection:**

Lucy Warriner  
Lucy.warriner@fifieldglyn.com  
Mobile: 07903 092 763

**Surveyor:**

John G. Fifield FRICS  
John.fifield@fifieldglyn.com  
Mobile: 07970 723 522

**SUBJECT TO CONTRACT**

JGF/LW/October2022

