

# Self-Contained Office Building with Car Parking

Unit 5, Brunel Court, Rudheath Way, Rudheath, Northwich, CW9 7LP

Colliers

To Let/For Sale

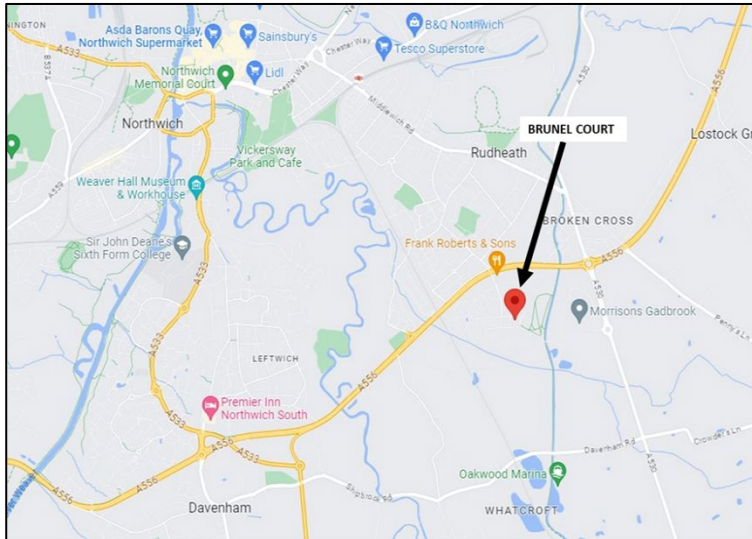


**Unit 5**  
Brunel Court  
Rudheath Way  
Rudheath  
Northwich  
CW9 7LP

- 1,546 sq ft Self Contained Office Building
- 8 Car Parking Spaces
- Located in Northwich, an affluent town in the heart of Cheshire.
- **Offers in excess of £275,000 exclusive of VAT - Subject to Contract**

## Self Contained Office Building

# Unit 5, Brunel Court, Rudheath Way, Rudheath, Northwich, CW9 7LP

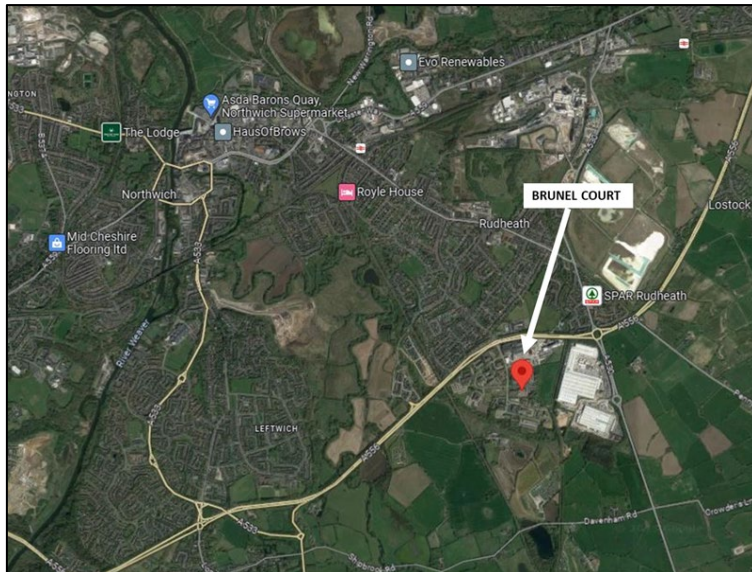


### Location

Gadbrook Park is one of Cheshire's most successful and established business parks. The Park is situated on the outskirts of Northwich, with direct access onto the A556 dual carriageway, which links Manchester to Chester, and intersects with the M6 Motorway at Junction 19. Manchester International Airport is within approximately 20 minutes drive.

The accommodation benefits from the following salient features:

- Open plan office accommodation with a boardroom on
- Fitted kitchen
- Ladies and Gents WCs
- Fully alarmed
- Suspended ceilings with integrated LED lighting
- Gas central heating system



### Description

Brunel Court offers high quality office space located over two floors within a row of office buildings. The units have been fully refurbished including LED lighting, new kitchen, new toilets, new carpets and modern electric heaters installed.

## Self Contained Office Building

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**Accommodation**

The property comprises the following approximate Net Internal Floor Areas:

Floor	Area (sq ft)	Area (sq m)
Ground Floor Office	773	71.81
First Floor Office	773	71.81
<b>Total</b>	<b>1,546</b>	<b>143.62</b>

**Car Parking**

In addition to the above, the property benefits from 8 car parking spaces in the rear surface carpark

**Tenure**

Freehold

**Rateable Value**

The property has a current Rateable Value of £21,500 per annum. Estimated Rates payable for 2022/23 are approximately £11,008.

Interested parties are advised to make their own enquiries.

**EPC**

To be provided on request.

**Legal Costs**

Each party will be responsible for their own legal costs.

**VAT**

We understand that the property is elected for VAT.

**Proposal**

**Offers in excess of £275,000** exclusive of VAT

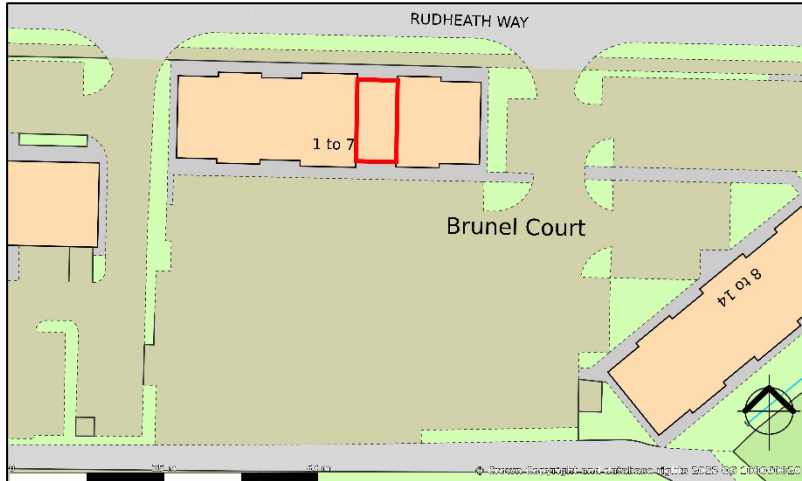
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### Further Information and Viewings

For further information or to arrange a viewing, please contact:



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