

GADBROOK PARK

Bowland House | Richmond House | Sherwood House

GADBROOK PARK, NORTHWICH, CHESHIRE, CW9 7TN



3 OFFICE BUILDINGS TO LET OR FOR SALE

BOWLAND HOUSE - 3,763 SQ FT

RICHMOND HOUSE - 8,085 SQ FT

SHERWOOD HOUSE - 8,147 SQ FT

CBRE

LOCATION

NORTHWICH & CHESHIRE WEST

Cheshire West and Chester's (CWAC) economy is valued at over £10.5 billion a year. There are approximately 14,960 businesses within the region. Gross Value Added (GVA) within CWAC is dominated by the Manufacturing, Financial and insurance and wholesale and retail trades. Significant occupiers in the borough include Essar, The Hut Group, Stellantis and Lloyds Banking Group.

The University of Chester is home to 20,000 students, offering the local business community skilled graduates and access to talent. With 95% of graduates in employment within 6 months, local occupiers are recruiting and utilising the high calibre graduates within the city.

Cheshire West and Chester Council invested £80 million into Northwich to provide Barons Quay, a 225,000 sq ft shopping centre, which opened in 2016. Anchor tenants include Asda, Sports Direct, River Island and H&M. It also provides leisure amenities via a 5 screen Odeon iSense along with restaurants such as Costa, Culinary Concept and Wildwood. Additionally, Cheshire Oaks was the first and remains the UK's largest Designer Outlet village. This 400,000 sq ft retail led scheme, comprises of over 150 shops, restaurants and cafes. Tenants include Ralph Lauren, Nike and Burberry.



Barons Quay

THG

The Hut Group



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ABOUT GADBROOK PARK

Gadbrook Park was developed in 1984 through a Partnership Agreement between Value Royal Borough Council (now known as Cheshire West and Chester Borough Council) and Osborne House. The 100- acre business park now provides a wide range of business uses including office, research and development, finance, distribution and production. Large occupiers include Barclays Wealth & Investment Management, The Hut Group, Close Brothers Asset Management, Butcher & Barlow LLP and Roberts Bakery.



Entrance to Gadbrook Park

CAFES

1. Arabica Cafe
2. Little Treats Bakery

LEISURE

1. IronRocks Personal Training

BUSINESSES

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Barclays Wealth & Investment Management 2. Incline-IT 3. Alphabond Technologies Ltd 4. ASM Technologies Ltd 5. Close Brothers Asset Management 6. Avian Veterinary Services 7. BS Lettering Ltd 8. Chrysalis Day Nursey | <ol style="list-style-type: none"> 9. Nationwide Accident Repairs 10. The Access Bank UK 11. Poole Alcock Solicitors 12. Barclays Business Lending Team 13. Eurocamp 14. Frank Roberts & Sons Bakery 15. Butcher & Barlow LLP 16. The Hut Group |
|---|---|



B O W L A N D H O U S E

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ABOUT BOWLAND HOUSE - 3,763 SQ FT

- Single storey building measuring 3,763 sq ft.
- Kitchen facilities
- Male, Female and disabled W.C
- Onsite car parking
- Mineral fibre suspended ceilings
- 3 compartment perimeter trunking
- Cat 2 integral lighting
- Carpet throughout





R I C H M O N D H O U S E

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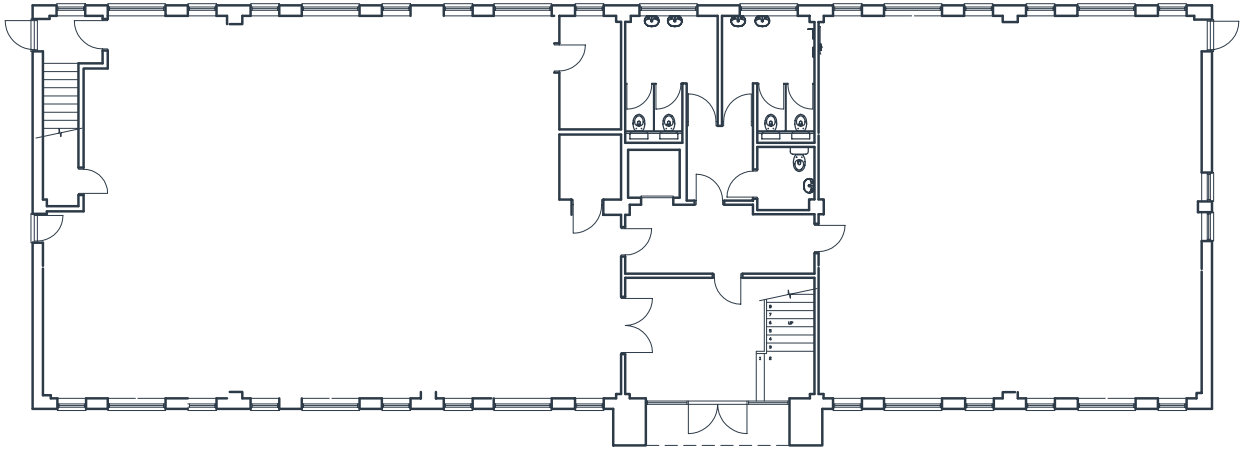
ABOUT RICHMOND HOUSE - 8,085 SQ FT

- 2 storey, standalone pavilion style building measuring 8,085 sq ft
- Reception area
- Lift access
- Kitchen facilities
- Male, female and disabled W.C
- Onsite car parking
- Mineral fibre suspended ceilings
- 3 compartment perimeter trunking
- Cat 2 integral lighting
- Carpet throughout

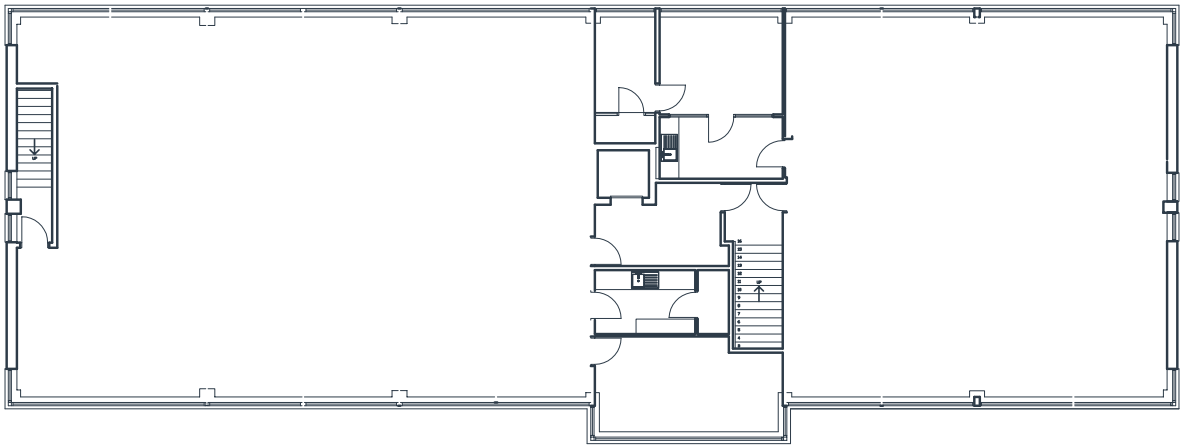


FLOOR PLANS

GROUND FLOOR AREA - 359.48 M2 (3,869.41 SQ FT)



FIRST FLOOR AREA - 391.66 M2 (4,215.79 SQ FT)



SHERWOOD HOUSE

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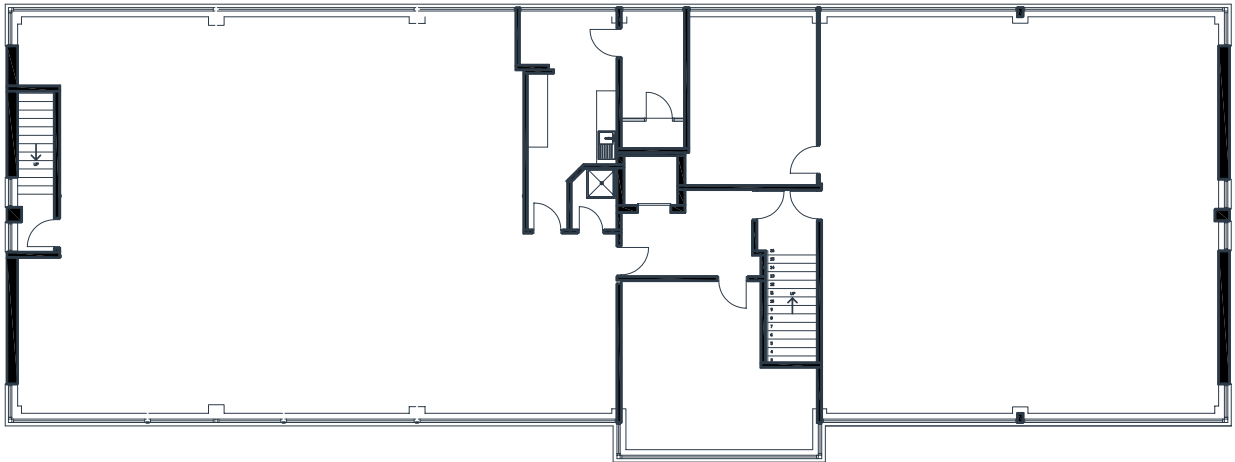
ABOUT SHERWOOD HOUSE - 8,147 SQ FT

- Two storey, standalone pavilion style building measuring 8,147 sq ft.
- Secure access via shutter door
- Reception area
- Male, female and disabled W.C
- Kitchen facility
- Shower facility
- Onsite car parking
- Mineral fibre suspended ceiling
- 3 compartment perimeter trunking
- Cat 2 integral lighting
- Carpeting throughout

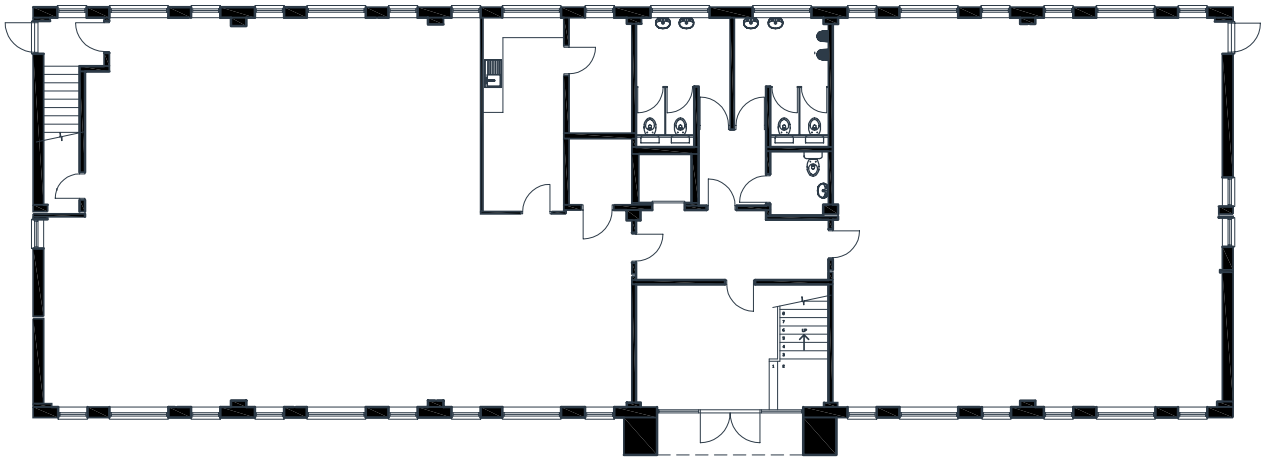


FLOOR PLANS

GROUND FLOOR AREA - 343.4 M2 (3,696 SQ FT)



FIRST FLOOR AREA - 413.5 M2 (4,451 SQ FT)



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ROAD

Close proximity to the A556 (Manchester to Chester dual carriageway) and is approximately 7 miles from the M6, Junction 19.

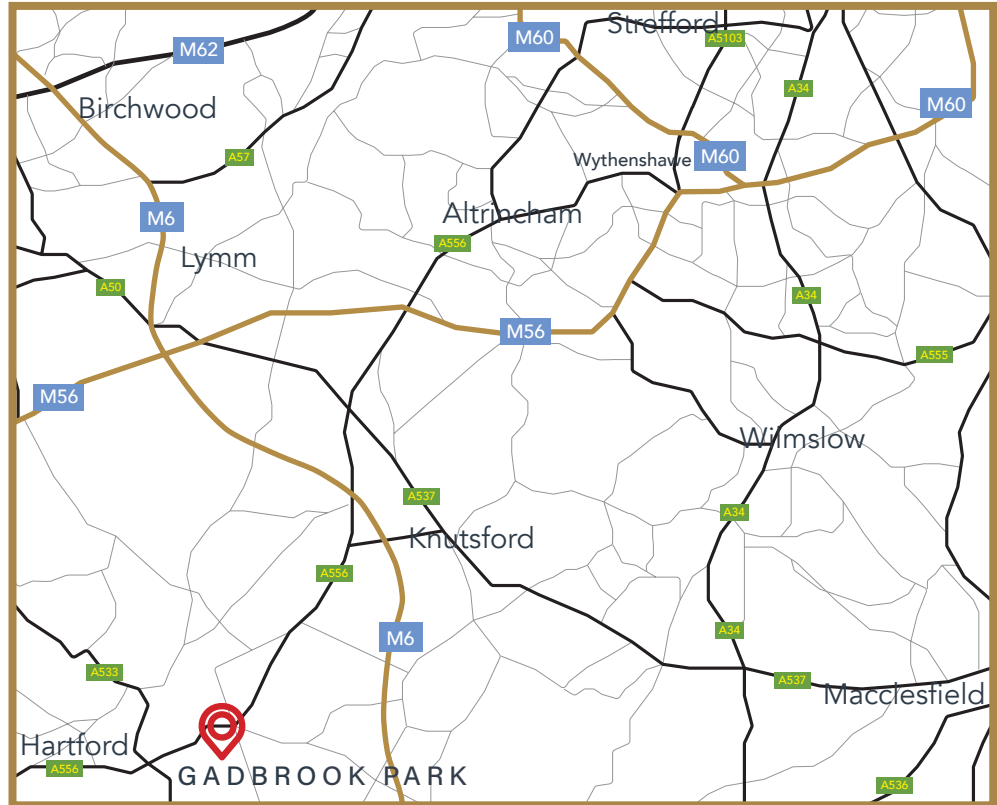
AIR

Manchester International Airport is 17 miles and Liverpool John Lennon Airport is approximately 24 miles away from Gadbrook Park. London's main airports can be reached by plane from Manchester in approximately 55 minutes

RAIL

Northwich Train Station is the closest train station situated approximately one mile from the site, which provides 18 trains per day traveling to Chester and Manchester.

Hartford Railway Station is approximately 3.8 miles from Gadbrook Park and provides on average 2 trains per hour travelling to Liverpool and Birmingham.



Gadbrook Park is strategically located within an hour's commute of Manchester, Liverpool, Chester and Birmingham.



WWW.CBRE.COM

Get in Touch

For further information about the available office accommodation or to arrange a viewing, please contact the sole agents.

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