

No 3 Drake Mews, Gadbrook Park, Northwich, Cheshire CW9 7XF



Fully Fitted Modern Offices

1500 sq ft (140m²) + 7 car spaces

Situation and Description:

The property comprises no.3 Drake Mews, a modern, single storey self contained office development with 7 car spaces situated on Gadbrook Park, a 450,000 sq.ft. Business Park in the "Heart of Cheshire".

Other occupiers at Gadbrook Park include Poole Allcock Solicitors, Eurocamp, Roberts Bakery, The Hut Group, Weaver Vale Housing Trust, Close Wealth Management, etc.

The Business Park fronts the A556 (Manchester-Chester)dual carriageway, giving direct access to both Junctions 18 and 19 of the M6 (5 minutes), and a drive time of 20 minutes to both Manchester Airport and Crewe Station, with a direct mainline service to London Euston (90 mins approx).

No. 3 Drake Mews offers an excellent opportunity to occupy a modern fully-

fitted self-contained office with on-site car parking.

Accommodation:

Area 1,500 sq ft (140m2) Parking for a minimum of 7 cars

The office is fitted-out to a high standard which includes:

- Feature Entrance/Reception
- Large open plan office plus no.2 Individual offices/meeting rooms
- Plastered ceiling with feature suspended light fittings
- Fully carpeted
- Perimeter data trunking plus cabling
- Gas-fired central heating system
- Fully fitted kitchen
- Door entry control and intruder alarm

- Male and female WC facilities

Lease:

The property is available by way of an a new equivalent full repairing and insuring lease (via a service charge)

Rental:

£22,500 pa

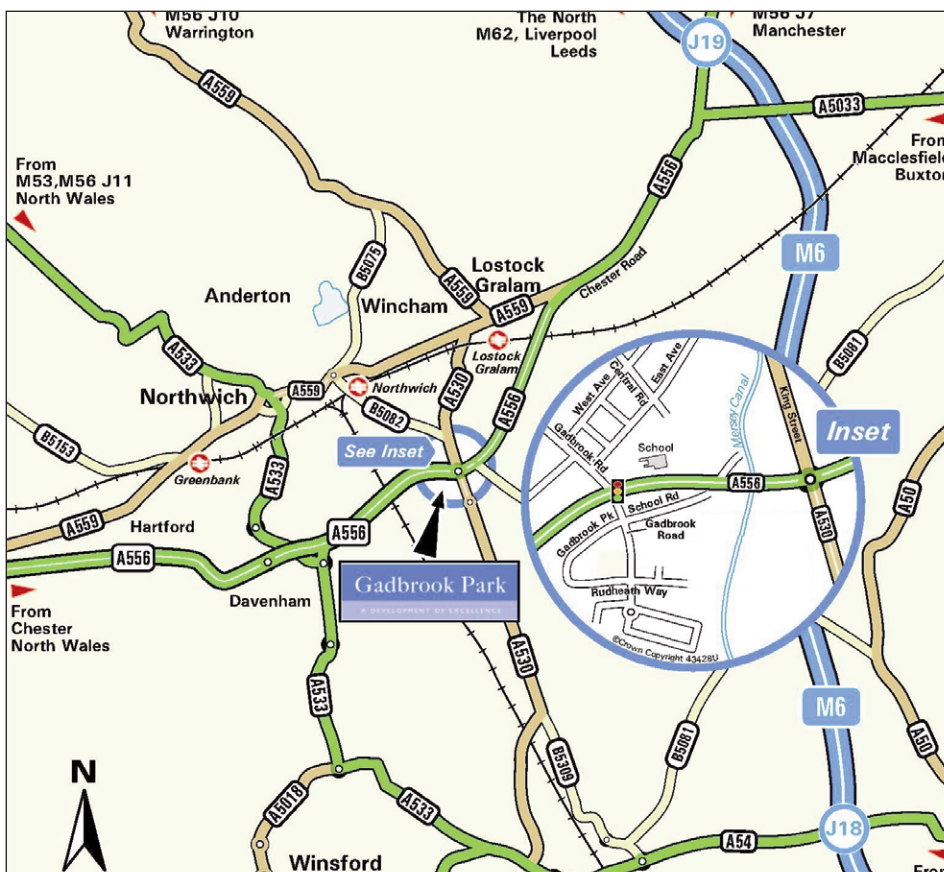
Inspection:

By arrangement with the Sole Agents.

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SUBJECT TO CONTRACT
RNDS/LW/FEB2023

