



THE STABLES

Gadbrook Park, Nr.
Northwich
CW9 7RA



**WHOLE
BUILDING
TO LET**

10,200 SQ FT

SITUATION AND DESCRIPTION



The Stables is located on Gadbrook Road, a fully refurbished self contained office building situated on Gadbrook Park, Nr. Northwich in the “Heart of Cheshire”.

Other occupiers on Gadbrook Park include Barclays Bank, Weaver Vale Housing Trust, The Hut.com, Chrysalis Day Nursery, Roberts Bakery and Café Arabica. The 85-acre Business Park fronts the A556 (Manchester-Chester) dual carriageway, giving direct access to Junctions 18 and 19 of the M6 (5 minutes’ drive) and a drive time of 20 minutes to both Manchester Airport and Crewe Station, with a direct mainline service to London Euston (2 hours).



AERIAL



ACCOMMODATION

The self-contained office provides the following net accommodation:

Whole Building	947.6 sq m	10,200 sq ft
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SPECIFICATION



The property has recently been fully refurbished to a high specification which includes the following :

- Feature Entrance
- Raised Floors and Fully Carpeted Throughout
- Kitchen Facilities
- Mixture of Open Plan and Cellular Offices
- Suspended Ceiling with LG7 compliant Light Fittings
- Air Conditioning
- Male / Female and Disabled WC Facilities
- Gas-Fired Central Heating System
- Double Glazed Windows
- DDA compliant platform lift
- Intruder Alarm
- On site parking



FURTHER INFORMATION

RENT

The Rental is £15.00 per sq ft. Terms to be agreed.

EPC

An EPC certificate is available, rated at C.

RATING ASSESSMENT

The Rateable Value is £118,000 (from 1st April 2023).
Further enquires to Cheshire west and Cheshire Council

LEGAL COSTS

Each party to be responsible for their own legal costs.

INSPECTION

By arrangement with the Agents:



Richard Smith
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