

**SELF-CONTAINED OFFICE**  
**Suite 2, No.1 Royal Court, Gadbrook Park, Cheshire CW9 7UT**



**766 sq.ft (71 sq.m)**  
**Plus 3 Car Spaces**



**Situation:**

The property comprises the following:-self-contained offices arranged over first floor forming part of Royal Court, a high quality office development situated on the well-established and successful Gadbrook Park, a 60-acre Business Park in the “Heart of Cheshire”.

Gadbrook Park is situated on the outskirts of Northwich, fronting on to the A556 with easy access to Manchester and Chester with easy access to the M6 at Junction 19 (approximately 5 minutes) or Junction 10 of the M56 motorway (approx 15 minutes).

Manchester International Airport is within 20 minutes’ drive as is the main railway network which can be accessed at Crewe station providing an hourly train service directly to London Euston (2 hours 15 minutes).

Other occupiers on Gadbrook Park include Barclays Bank, Roberts Bakery, The Hut Group, Close Wealth Management, Weaver Vale Housing Howard Worth Chartered Accountants and Arabica Caffé Chrysalis Day Nursery.

**Description:**

The office provides the following areas:-

Suite 2: 766 sq.ft (71 sq.m)

- Parking for 3 cars
- Fully carpeted
- Gas-fired central heating
- Suspended ceilings with integral light fittings
- Brew/Kitchen area
- Open plan office areas
- Perimeter trunking for data cabling although fully networked
- WC facilities

**Accommodation:**

First floor Suite 2:	766 sq.ft	71 sq.m
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**Lease Terms:**

The property is available by way of an Agreement inclusive of Rent and Utilities but excluding Business Rates.

**Initial Rental:**

£11,500 per annum

**Business Rates:**

Rateable Value: £11,250  
2023/24

**VAT:**

The transaction may be subject to VAT.

**EPC:** An Energy Performance Certificate – Rating (C) 57

**Inspection:**

By arrangement with the sole Agents.

Fifield Glyn  
No.1 Royal Mews  
Gadbrook Park  
Cheshire CW9 7UD

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**SUBJECT TO CONTRACT**

SS/VGM/4317/MAY23

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 57 This is how energy efficient the building is.

..... Net zero CO<sub>2</sub> emissions

