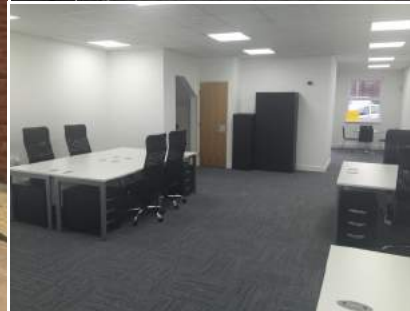


**FOR
SALE**



Modern Office Building

1,531 Sq Ft

**Unit 10 Brunel Court
Gadbrook Park
Northwich CW9 7LP**

- On site car parking
- High quality fit out
- Located in the heart of Cheshire

0161 833 9797
www.wtgunson.co.uk

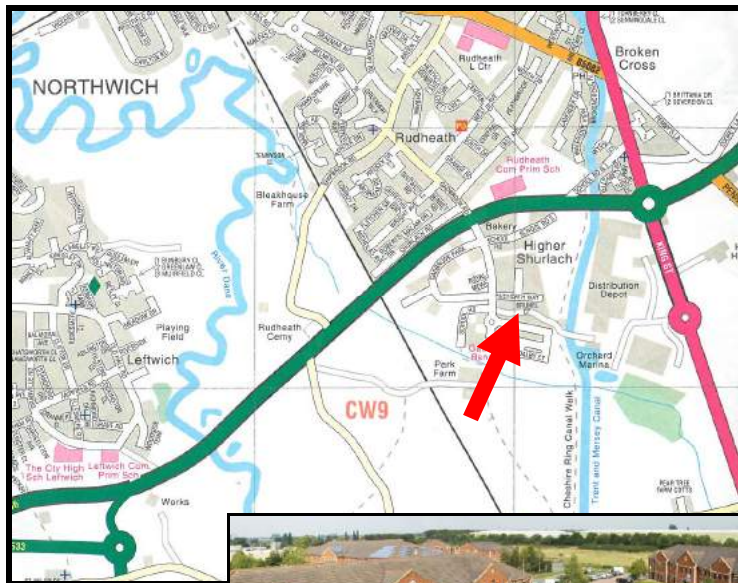
Location

Gadbrook Park is situated on the outskirts of Northwich fronting the A556 dual carriageway. Gadbrook Park is a well established and successful business park on an 85 acre site. The A556 gives easy access to Junctions 18 and 19 of the M6 or Junction 10 of the M56. Northwich is situated approximately 24 miles south of Manchester, 80 miles east of Chester and 15 miles of South Warrington. Manchester Airport and Crewe Train Station are within easy access.

General Description

The property comprises various modern self contained two storey office buildings providing high quality offices in a court yard setting. The buildings benefit from:-

- **On site car parking**
- **Perimeter trunking**
- **Suspended ceiling incorporating LED lighting**
- **Newly installed modern kitchen and WC facilities**
- **Newly carpeted with a contemporary look**
- **Modern slim line electric wall heaters**



Accommodation

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the property has an area of:-

1,531 sq ft

8 Car Parking Spaces

Business Rates

Rateable Value £16,250. Rates Payable £7,572.50pa (46.6p/£ - 2017/18).

Purchase Price

Offers in the region of £240,000.

EPC

A copy of the EPC is available on request.

Service Charge

A service charge will be levied for maintenance of the common parts of the estate.

Tenure

The properties are held long leasehold for a term of 985 years with a current ground rent of £50 per annum.

VAT

All figures quoted are exclusive of but may be liable to VAT.

Viewing

By appointment with the sole agents WT Gunson for the attention of Neale Sayle

Email: Neale.sayle@wtgunson.co.uk

Tel: 0161 833 9797