

TO LET

Office Premises – 1500 Sq ft

Rental: £22,500 per annum exclusive plus VAT

Parking: 7 Onsite parking spaces



No 6 Royal Mews, Gadbrook Park, Northwich, CW9 7UD



Accommodation

Ground Floor: 1500 Sq ft

Total: 1500 Sq ft

The premises comes with 6 car spaces & 1 disabled parking space.

Terms

The property is available by way of an equivalent full repairing and insuring Lease via a service charge which is currently chargeable at £4,000 per annum, plus VAT and covers the management and maintenance of the common parts, external decoration, landscaping, external lighting, Public Liability Insurance etc.

Building Insurance

The Landlord will insure building and recover the premium from the Tenant.

Current Rateable Value (1st April 2026 to present)

RV £20,250

Uniform Business Rate 43.2p

Basic Rates Payable 2026-27- £8,748

Enquires should be made directly to Cheshire West and Cheshire Council for details of reliefs or supplements etc.

Legal

Each party is to be responsible for their own legal costs

Rental

£22,500 per annum exclusive plus VAT

VAT

We understand VAT will be applicable to the rental.

EPC

A full copy of the EPC & Recommendation Report is available on request

Viewings

Strictly by appointment made via Fifield Glyn Ltd

01606 351351

Agency@fifieldglyn.com

Description

The property comprises no.6 Royal Mews, a modern, single Storey, self-contained office development with 6 car spaces & 1 disabled space, situated on Gadbrook Park. The Property has recently been fully refurbished

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 (1 ½ hours).

This is an excellent opportunity to occupy a modern, self contains office with on-site parking.

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

- Feature Entrance/Reception
- Recently fully refurbished incl new carpets, kitchen, redecoration etc.
- Large open plan office plus 3no. Individual offices/meeting rooms
- Fully carpeted
- Gas-fired central heating system
- Fully fitted kitchen
- WC facilities







Fifield Glyn

We're here to help, please contact us via the details below

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