

# Chelford House

Rudheath Way, Gadbrook Park, Cheshire CW9 7LN



CRYSTAL  
BUSINESS CENTRES  
PART OF HURSTWOOD HOLDINGS



Self-Contained  
Office Suites  
& Business Centre

SUITES TO LET **285 SQ FT - 2,919 SQ FT**

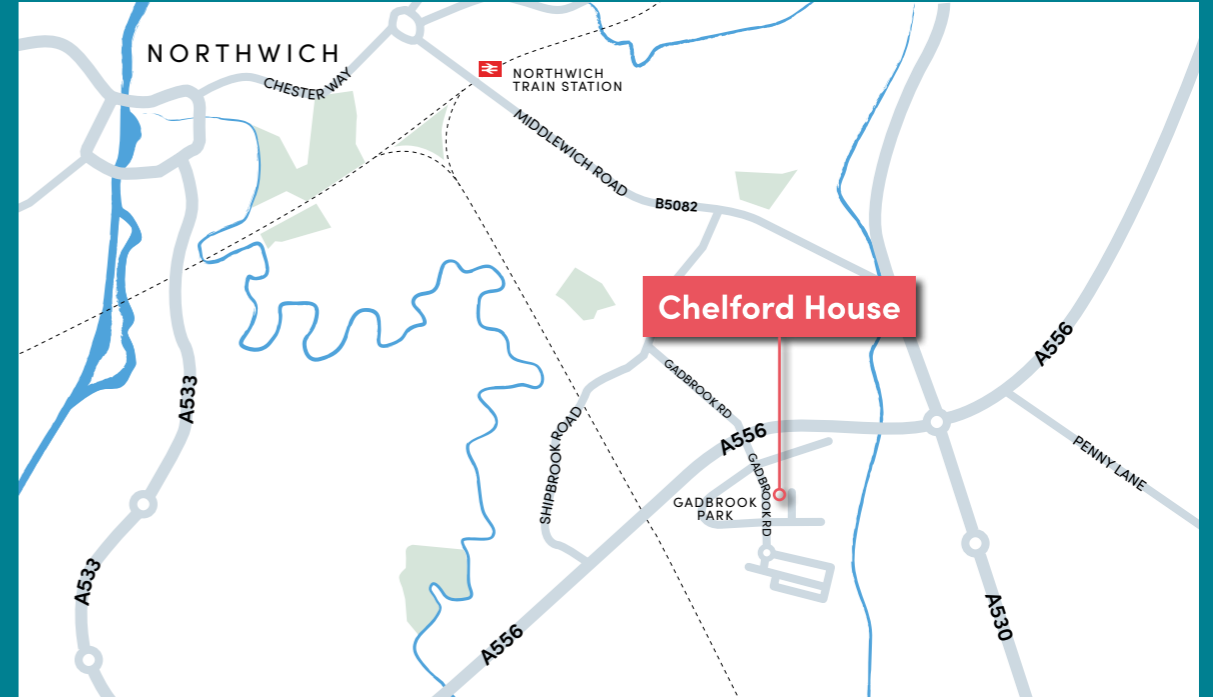
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## OVERVIEW

Chelford House and is situated on the corner of Gadbrook Road and Rudheath Way on Gadbrook Park, a 60 acre Business Park in the “Heart of Cheshire”.

Gadbrook Park is a purpose built business park, developed in phases with occupiers including Barclays, AMEC, BAM, Balfour Beatty and Close Brothers. There is also a Café and Nursery. Northwich is located approximately 23 miles to the south west of Manchester.



## LOCATION

Gadbrook Park lies on the outskirts of Northwich, fronting onto the A556 dual carriageway with easy access to Manchester and Chester and the M6 at Junction 19 (approximately 5 minutes) or Junction 10 of the M56 (approximately 15 minutes).

Manchester International Airport is approximately 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 in under 2 hours.



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To M6 J19

Morrisons

A556

To Crewe / Chester

Roberts Bakery

The Hut Group

Alphayra

Roberts Bakery

Weaver Vale Housing Trust

Gadbrook Road

Howard Worth Accountants

Rudheath Way

The Hut Group

Fifield Glyn Chartered Surveyors

Brunel Court

Royal Court

National Accident Repair Centre

Cafe Arabica

## THE SITE

Located in the heart of Gadbrook Park, Chelford House sits in a highly prominent position within a landscaped business park environment, whilst also providing ample car parking.

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## DESCRIPTION

The property comprises a self-contained three storey office building arranged in a 'U' shape with two wings of office accommodation on either side of a central core. The office accommodation is provided on ground, first and second floors and incorporates good quality finishes.

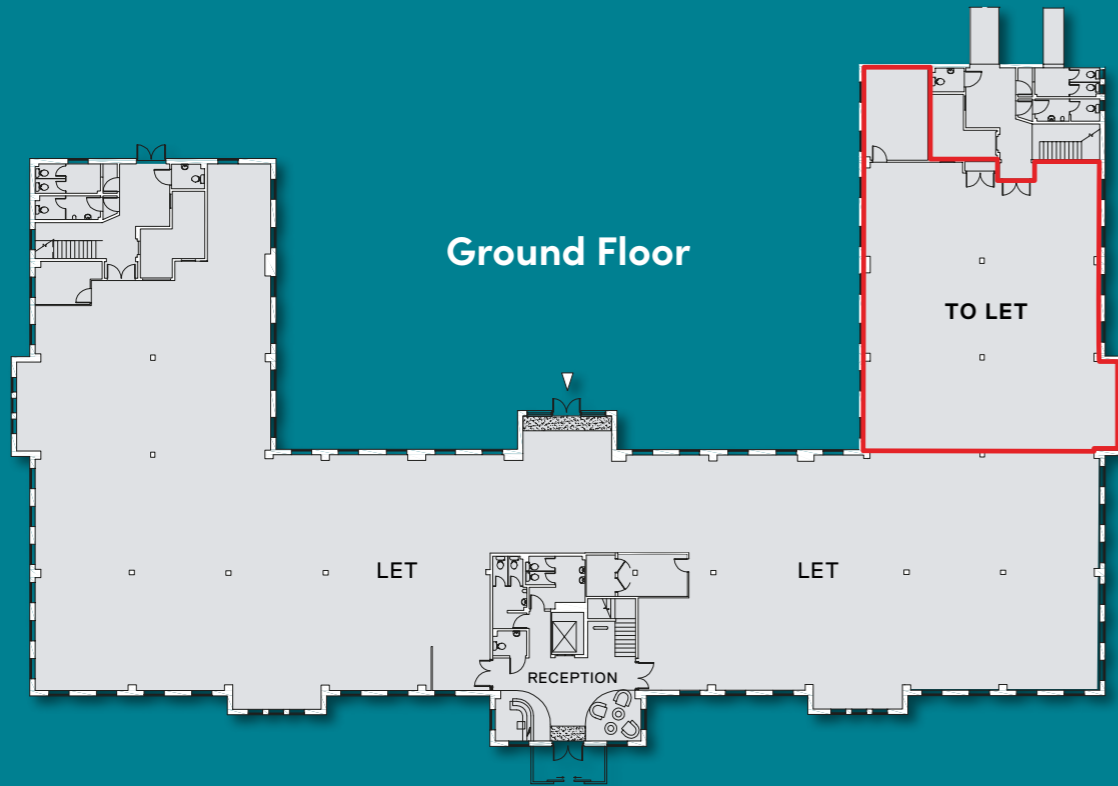
The specification includes:

- ▶ Suspended ceilings with Cat II lighting
- ▶ Full access raised floor
- ▶ Gas fired central heating
- ▶ Full comfort cooling
- ▶ Cat 5 cabling
- ▶ 3 passenger lifts serving all floors
- ▶ Internal demountable partitions and fit out
- ▶ Male, female and disabled toilet facilities on each floor
- ▶ Car parking for 168 cars provided at a ratio of approximately 1:221 sq ft.

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## FLOOR PLANS



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## FURTHER INFORMATION

### TERMS

Each suite is available by way of an equivalent full repairing and insuring lease (via a service charge) for a term to be agreed.\*

Details of the commencing rental are available on application from the agent.

### EPC

The property has an EPC rating of C (71)

### VAT

The property is elected for VAT.



## CONTACT

For viewing and further information, please contact the agents.

### OLIVER BUCKINGHAM

M 07495 098 035

E [oliver.buckingham@fifieldglyn.com](mailto:oliver.buckingham@fifieldglyn.com)

### RICHARD SMITH

M 07966 245 999

E [richard.smith@fifieldglyn.com](mailto:richard.smith@fifieldglyn.com)

### SCOTT MEAKIN

T 0161 956 4126

M 07891 810 251

E [scott.meakin@avisonyoung.com](mailto:scott.meakin@avisonyoung.com)

### CHLOE ELLERBY

T 0161 220 1999

M 07718 884 764

E [chloe.ellerby@hurstwoodholdings.com](mailto:chloe.ellerby@hurstwoodholdings.com)



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