



AMPLE PARKING

SUMMARY

- Suspended ceilings with integral lighting
- Full raised access flooring
- Cat 5 Cabling
- 3 passenger lifts
- Ample car parking
- Refurbished business centre suites

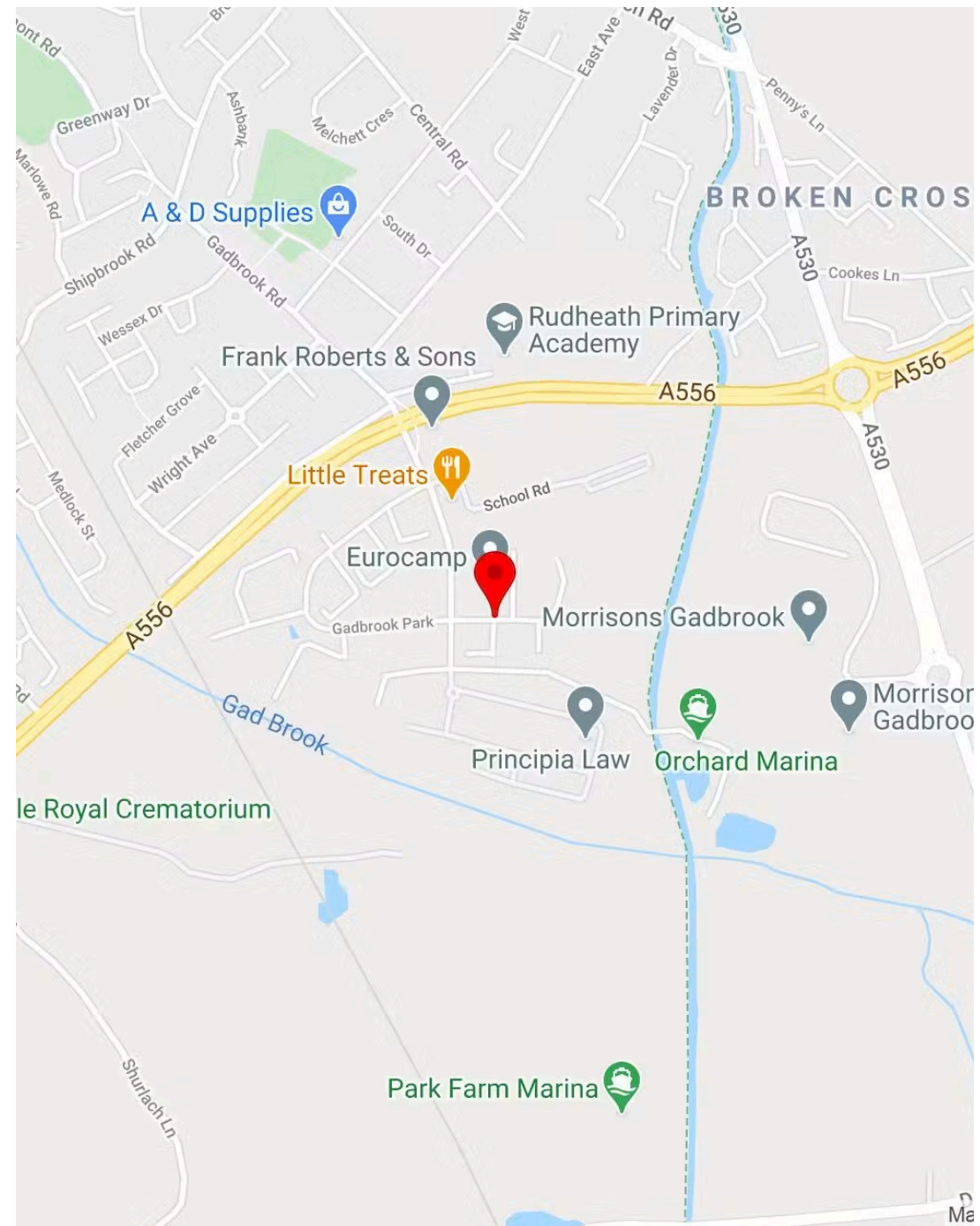
DESCRIPTION

Chelford House is a modern, self-contained three-storey office building offering flexible suites ranging from 207 sq. ft to 2,919 sq. ft. The property is arranged in a 'U' shape, with two wings of office accommodation on either side of a central core, providing high-quality finishes throughout. Key features include suspended ceilings with integral lighting, full access raised floors, central heating, Cat 5 cabling, and three passenger lifts serving all floors



LOCATION

Situated on the corner of Gadbrook Road and Rudheath Way, Chelford House is located within Gadbrook Park, a 60-acre purpose-built business park in the "Heart of Cheshire." The park is home to a range of occupiers, including Barclays, AMEC, BAM, Balfour Beatty, and Close Brothers, as well as amenities such as a café and nursery. Northwich is approximately 23 miles southwest of Manchester, with easy access to the A556 dual carriageway, providing connectivity to Manchester and Chester. The M6 motorway at Junction 19 is approximately 5 minutes away, and Junction 10 of the M56 is around 15 minutes away. Manchester International Airport is approximately 20 minutes' drive, and Crewe Station offers an hourly train service directly to London Euston in under 2 hours.



Chelford House, Northwich, Gadbrook Park, CW9 7LN



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FIRST FLOORPLAN .JPG

Chelford House

Rudheath Way, Gadbrook Park, Cheshire, CW9 7LN

FLOOR PLANS



AVAILABILITY

FLOOR/UNIT	DESCRIPTION	SIZE	RENT	SERVICE CHARGE
2nd	Suite 1	2,500 sq ft	£3,125 /month	£1,250 /month
2nd	Suite 5	1,050 sq ft	£1,531 /month	£263 /month

EPC

The property has an EPC rating of C (71)

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. *All-inclusive packages now exclude utilities.

EPC

C (71)

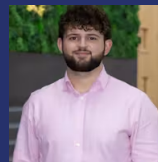
TO ARRANGE A VIEWING, PLEASE CONTACT



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HURSTWOOD
HOLDINGS



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