



KINGSMEAD HOUSE

Rudheath Way,
Gadbrook Park, Nr.
Northwich
CW9 7RA

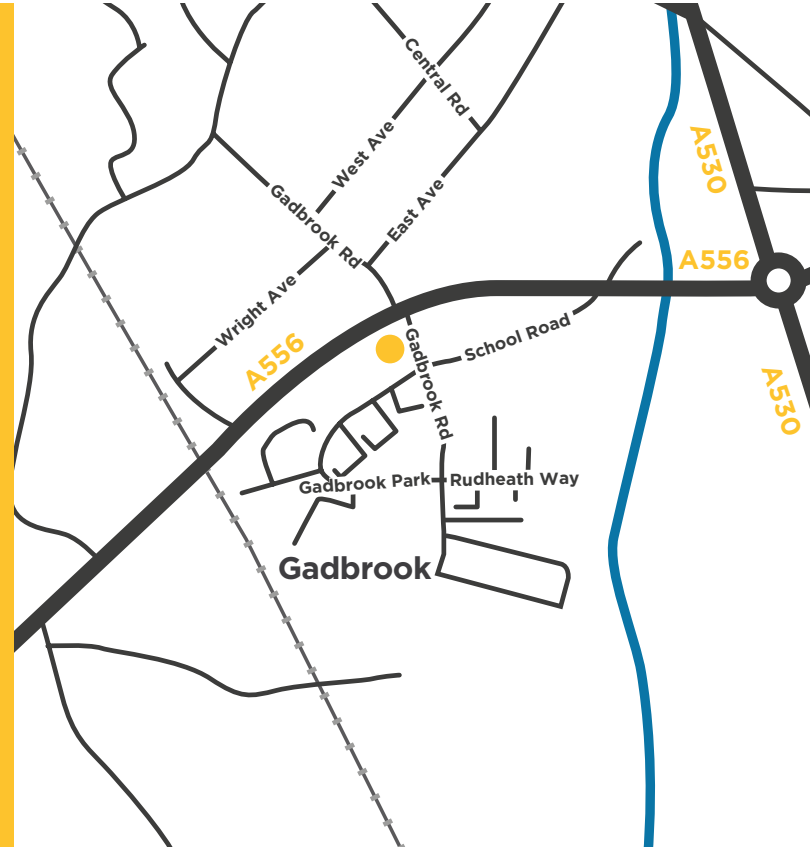
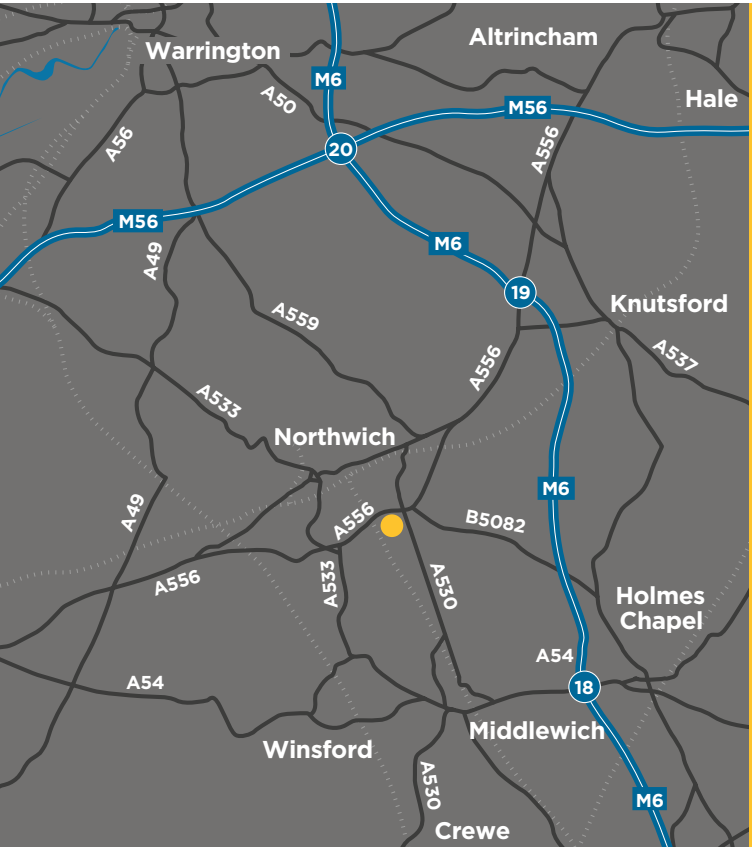


**SELF-CONTAINED
BUILDING**

TO LET

10,194 SQ FT

SITUATION AND DESCRIPTION



Kingsmead House is located on Rudheath Way, a fully refurbished self contained office building situated on Gadbrook Park, Nr. Northwich in the “Heart of Cheshire”.

Other occupiers on Gadbrook Park include Barclays Bank, Weaver Vale Housing Trust, The Hut.com, Chrysalis Day Nursery, Roberts Bakery and Café Arabica. The 85-acre Business Park fronts the A556 (Manchester-Chester) dual carriageway, giving direct access to Junctions 18 and 19 of the M6 (5 minutes’ drive) and a drive time of 20 minutes to both Manchester Airport and Crewe Station, with a direct mainline service to London Euston (2 hours).



AERIAL



ACCOMMODATION

The self-contained office provides the following net accommodation:

Ground Floor	517.8 sq m	5,574 sq ft
First Floor	429.2 sq m	4,620 sq ft
TOTAL	947.1 sq m	10,194 sq ft

The building also provides 83 parking spaces.



SPECIFICATION



The property benefits from a high-quality specification which includes:

- Feature Entrance
- Raised Floors and Fully Carpeted Throughout
- Kitchen Facilities
- Mixture of Open Plan and Cellular Offices
- Suspended Ceiling with LG7 compliant Light Fittings
- Air Conditioning
- Male / Female and Disabled WC Facilities
- Gas-Fired Central Heating System
- Double Glazed Windows
- DDA compliant platform lift
- Intruder Alarm
- On site parking



FURTHER INFORMATION

RENT

The Rental is £15.00 per sq ft. Terms to be agreed.

EPC

An EPC certificate is available, rated at C.

RATING ASSESSMENT

Details upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

INSPECTION

By arrangement with the Agents:



Richard Smith

richard.smith@fifieldglyn.com
07966 245 999

Lucy Warriner (Property Inspector)

lucy.warriner@fifieldglyn.com
07903 092 763



Greg O'Hara

gohara@obiproperty.co.uk
07821 660 252

Simon Roddam

sroddam@obiproperty.co.uk
0797 674 7892

IMPORTANT NOTICE. Fifield Glyn and OBI gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published January 2026.

Designed by:

