



## WOODLANDS HOUSE

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



**WHOLE  
2 STOREY  
BUILDING  
TO LET**

**6,200 SQ FT**



# AERIAL



# ACCOMMODATION

The self-contained office provides the following net accommodation:

Whole Building	576 sq m	6,200 sq ft
----------------	----------	-------------



# SPECIFICATION



The property has recently been fully refurbished to a high specification which includes the following :

- 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

The Rateable Value is £86,500 (from 1st April 2023).  
Further enquires to Cheshire west and Cheshire Council.

## 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



**Simon Roddam**  
sroddam@obiproperty.co.uk  
07976 747 892

**Greg O'Hara**  
Gohara@obiproperty.co.uk  
07821 660 252

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 February 2023.

Designed by:  
 Blaze  
Marketing  
0161 387 7252

