





**Situation:**

The land is located on Gadbrook Park, just off A556 dual carriageway (Chester – Manchester), about 5 minutes drive from Junction 19 of Motorway M6 and 20 minutes from Manchester Airport. There is a traffic light controlled junction with Gadbrook Road and A556.

Other occupiers on Gadbrook Park include The Hut Group, Weaver Vale Housing Association, Roberts Bakery,

Chrysalis Day Nursery and Arabica Café Bar.

**Description:**

The land is tarmacked and lined out for 156 car spaces with controlled access. There is room for an additional 95 spaces, if required. Total 251 car spaces. However, this land is ideal for secure open storage.

**Lease Terms:**

5 year FRI Lease at £150,000 pa.

**VAT:**

Value Added Tax will be applied to the rental and other outgoings.

**Rateable Value:** £49,300  
2022/2023 51.2p

**Legal Costs:**

Each Party to be responsible for payment of their own legal costs.



**Inspection:**

Lucy Warriner  
Lucy.warriner@fifieldglyn.com  
Mobile: 07903 092 763

**Surveyor:**

John G. Fifield FRICS  
John.fifield@fifieldglyn.com  
Mobile: 07970 723 522

**SUBJECT TO LEASE**  
JGF/VGM/OCT2024

