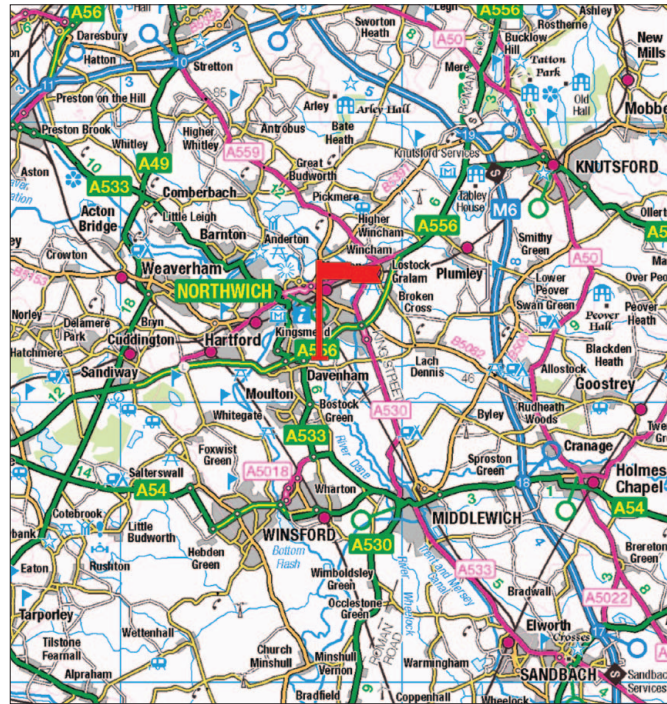


ON THE INSTRUCTIONS OF OSBORNE HOUSE LIMITED

PROPOSED GYM



GADBROOK PARK, NORTHWICH CW9 7UD

Situation:

The proposed gym will be located in the centre of Gadbrook Park adjacent to Arabica Café Bar. Gadbrook Park is a 60 acre Business Park in the “Heart of Cheshire” and is situated on the outskirts of Northwich, fronting onto the A556 with easy access to Manchester and Chester and the M6 at Junction 19 (approximately 5 mins) or Junction 10 of the M56 (approximately 15 mins). Manchester International Airport is approximately 20 mins drive as is the main railway network which can be accessed at Crewe Station, providing an hourly train service directly to London Euston (1hr 30 mins).

There are currently 6,000 employees based on the Park and major employers include Roberts Bakery, Morrisons Supermarkets, Barclays Bank, Weaver Vale Housing Trust, The Hut Group etc - in total there are 75 businesses. There are a further 8,000 people on the housing estate on the north side of the by-pass to which there is a connecting subway.

In the centre of the Business Park is Arabica Café Bar which has its own car park and not only serves the 6,000 employees on the Park but attracts trade from outside as we front the A556 – Manchester – Chester dual-carriageway a few minutes west of Junction 19 on M6. The proposed Gym will be on the adjoining land fronting Gadbrook Road.

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| Accommodation: | The present scheme extends to 7,495 sf (696.28m ²) GEA but it can be designed to an occupier's specific requirements. Joint use of car parks extending to about 30 spaces. |
| Specification: | To be completed to Developer's shell. |
| Tenure: | "Freehold" or Leasehold. |
| "Freehold": | 999 year FRI Lease at £810,000 plus ground rent £1,000 pa reviewable every 5 years with RPI plus Service Charge |
| Lease: | 25 year FRI Lease at commencing rental £67,500 pa (£9 psf) plus Service Charge. |
| Rating Assessment: | The premises have not yet been assessed for rating purposes. |
| Inspection/Further Information: | J.G. Fifield, FRICS Fifield Glyn Ltd, No. 1 Royal Mews, Gadbrook Park, Cheshire CW9 7UD Tel: 01606 351351 Email: john.fifield@fifieldglyn.com |

SUBJECT TO CONTRACT

JGF/JRB/3193 June 2015

You should be aware that the Code of Practice on Commercial Leases In England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website **www.commercialleasecodeew.co.uk**

Fifield Glyn Ltd., Registered Office: No. 1 Royal Mews, Gadbrook Park, Cheshire CW9 7UD, Registered in England No. 2205316

A list of Directors is available from the above address

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