



# the HUB

GADBROOK PARK

SMALL OFFICES FOR BIG THINKERS



# the HUB

GADBROOK PARK

Gadbrook Park  
Northwich CW9 7UT



**the HUB** is a new office concept that is being provided on Gadbrook Park specifically with smaller business requirements in mind.

**the HUB** will provide 15 high quality self-contained offices with some shared facilities in a range of small suite sizes.

It will offer offices that are ideal for 1-2 persons up to an 8 or more person business.

Should you have a larger requirement, we will endeavour to accommodate your individual needs.

Indicative furniture layouts are available on request.

**the HUB** gives occupiers a high level of flexibility by way of a simplified 'easy in, easy out' agreement but allows the occupier to vacate at any time on giving 3 months notice after an initial 3 month period but without penalty.

It would also be easy to move around **the HUB** as your business needs change.

**the HUB** can provide your company with the right image, that of a professional office and possible networking opportunities with businesses of a not dissimilar nature or stage of development.

**the HUB** will ease your administrative burden with just a single payment covering rent, services, car parking, insurance, business rates, gas, water, electricity, etc. The only extra that you have to provide and pay for is your telephone/fax/broadband, along with the housekeeping of your individual suite.





## TENANCIES

the **HUB's** all costs Inclusive Tenancy provides the following:

- A short, easy to read and understand tenancy document.
- A standard 12 month term with the ability to serve 3 months notice at any time, after an initial 3 month period, without penalty.
- An inclusive rent which covers many items of your occupational costs including, electricity, gas, water, business rates, car parking and other landlords services provided.

Just read the short tenancy agreement, ask any questions you may have and take the advice of a solicitor should you so wish, sign the agreement and your new office at **the HUB** will be ready for your occupation to an agreed timetable.

## VAT

The inclusive rent is subject to VAT.

## VIEWING

By appointment with either Toby Holmes at Willan, 0161 973 1234 or Richard Smith at Fifield Glyn, 01606 351 351.

the **HUB** complex benefits from:

- Door entry system
- Platform lift (DDA compliant)
- Suspended ceilings with Category 2 lighting
- Quality carpeting
- Skirting trunking
- Redcare monitored fire and intruder alarms
- Gas-fired central heating
- On-site parking
- 24 hour external CCTV surveillance
- A reception/seating area is provided for visitors on the ground floor and both floors have dedicated kitchen facilities.





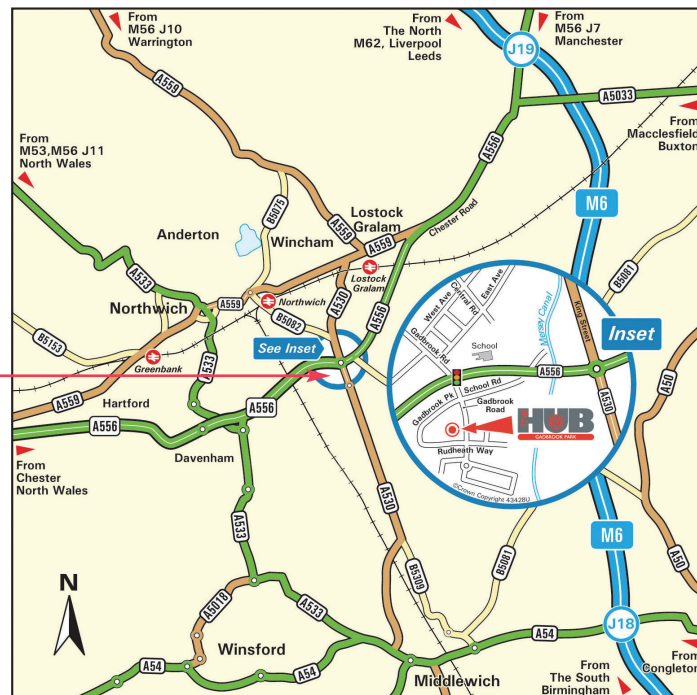
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*The convenience of an on-site cafeteria*



**the HUB** is located at the Royal Court development on Gadbrook Park, Northwich, arguably mid-Cheshire's most pre-eminent Business Park.

Gadbrook Park, an established and successful 85-acre Business Park is located in the 'Heart of Cheshire'. It lies on the outskirts of Northwich fronting on to the A556 dual carriageway providing easy access to Manchester and Chester and the M6 at Junctions 18 and 19 (both approximately 5 minutes) or Junction 10 of the M56 (approximately 15 minutes). Manchester airport is approximately 20 minutes drive and there is a main railway network which can be accessed at Crewe station providing an hourly train service directly to London Euston (under 2 hours). Gadbrook Park also benefits from on-site café and child nursery facilities.

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