

**KNIGHTS COURT  
1 WEAVER STREET  
CHESTER, CH1 2BQ**

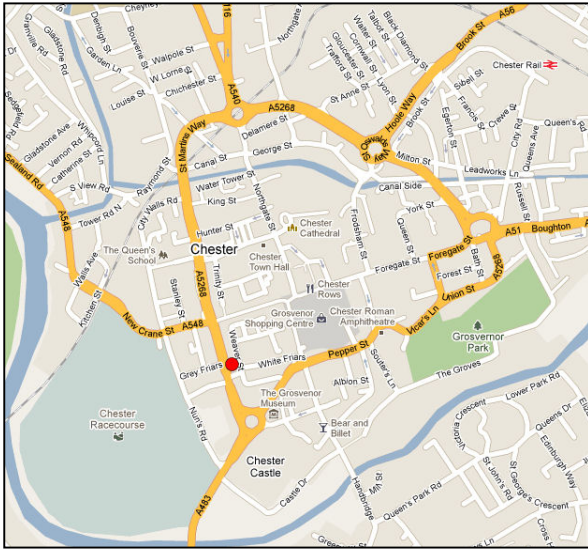


**Modern, Open Plan Offices in Prominent Building  
6,640 sq. ft. – 20,080 sq. ft.**

**TO LET**

**Legat Owen**  
CHARTERED SURVEYORS

Albion House, Albion Street, Chester, CH1 1RQ  
Tel: 01244 408200 Fax: 01244 408208  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



### **LOCATION**

The property is located in a prominent position at the corner of Nicholas Street and Weaver Street. Nicholas Street forms part of the inner ring road and the property is therefore well positioned for access both into the city centre and the regional road network. A location plan is provided.

### **DESCRIPTION**

Knights Court is a substantial detached office building dating from the 1990s which until recently was occupied by Lloyds Banking Group. Lloyds have now vacated the property and the residue of their leasehold interest is offered.

The property is arranged over ground, first and second floors and provides large open plan 'L' shaped floor plates of around 6,600 sq. ft. each.

The property was designed for use by a single tenant although lettings on a floor by floor basis can be accommodated.

The property was built to a high standard and incorporates full accessed raised floors and air conditioning throughout.

### **ACCOMMODATION**

|              |                       |
|--------------|-----------------------|
| Ground Floor | 6,760 sq. ft.         |
| First Floor  | 6,680 sq. ft.         |
| Second Floor | 6,640 sq. ft.         |
| <b>Total</b> | <b>20,080 sq. ft.</b> |

The property is available to let either as a whole or on a floor by floor basis.

### **CAR PARKING**

24 car spaces in a private car park are provided. Contract car parking at council and NCP car parks is available within the immediate vicinity.

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Legat Owen Limited for themselves and the vendors/ lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.

### **LEASE**

The property is offered on a sub-lease to expire by no later than 21 March 2020.

### **RENT**

The passing rent is equivalent to £14.75 per sq. ft. In accordance with the head lease, there will need to be a rent review in March 2015.

### **1954 ACT**

The existing lease has the protection of the 1954 Landlord and Tenant Act and upon assignment a tenant will have an automatic right to a new lease.

If sub-let, the sub-leases are to be excluded from sections 24-28 of the 1954 Landlord and Tenant Act.

### **FURTHER INFORMATION**

A set of floor plans and an energy performance certificate is available upon request. A copy of the existing lease is also available.

### **INCENTIVE PACKAGE**

An attractive incentive package dependent upon the covenant strength of the incoming tenant and other terms of the lease is available.

### **BUSINESS RATES**

The property has a rateable value of £275,000 effective 1 April 2010.

### **VIEWING**

Viewing is by appointment with the joint agents Legat Owen / CB Richard Ellis

Legat Owen – Will Sadler – 01244 408219

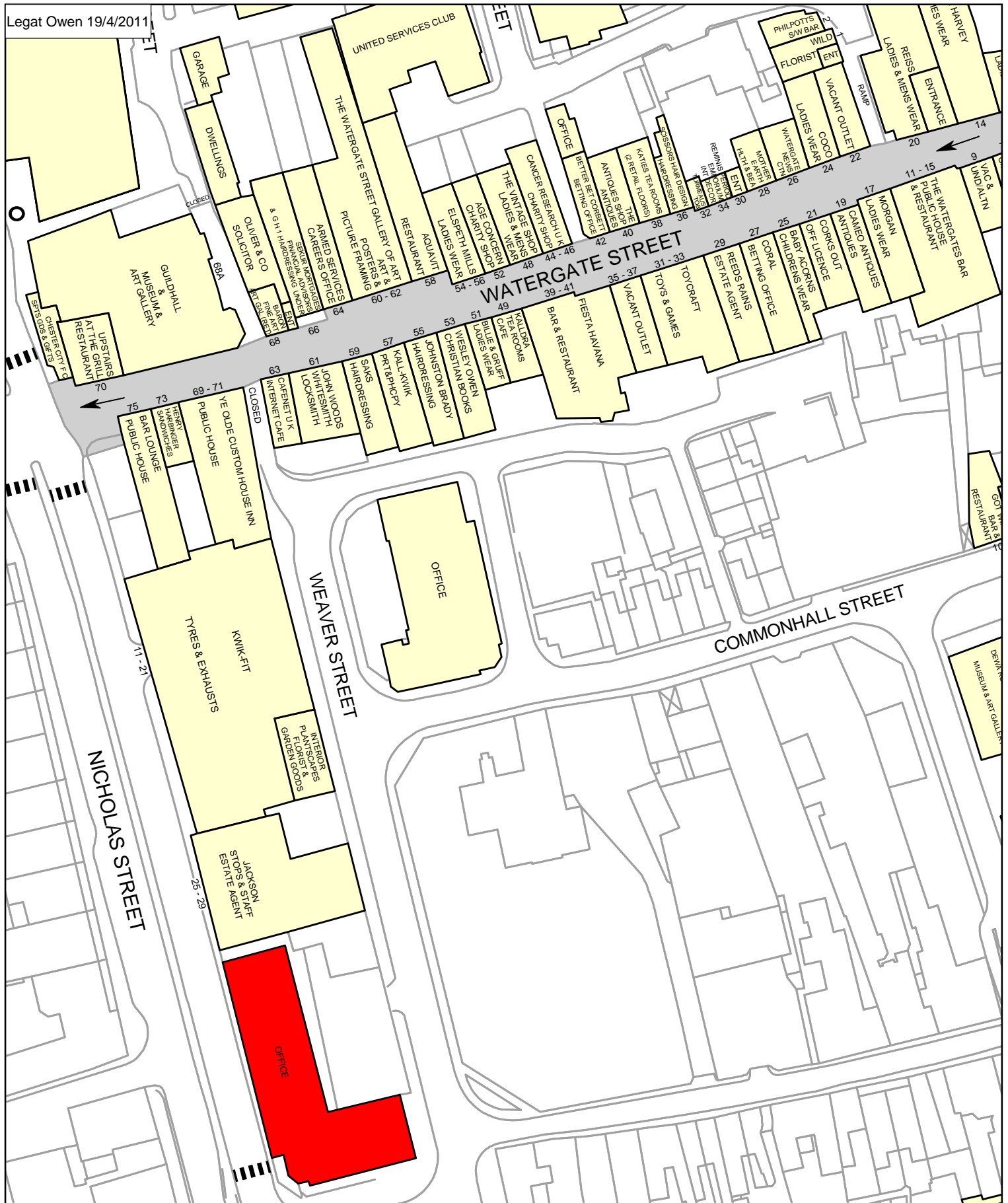
CB Richard Ellis – Mark Worthington – 0151 471 4971

### **SUBJECT TO CONTRACT**

WJS April 11



Legat Owen 19/4/2011



50 metres

**goad** Network  
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[www.goadplans.co.uk](http://www.goadplans.co.uk)  
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