

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)

**\*\* INCENTIVES AVAILABLE \*\***



**Building 1, Portal Business Park, Eaton Lane, Tarporley,  
CW6 9DR**

HIGHLY SPECIFIED AND OPEN PLAN  
OFFICES - FIRST FLOOR

**909 SQ FT**

**(84 SQ M)**

ON SITE CAR PARKING





## DESCRIPTION

The property comprises a high quality two storey self contained property of brick elevations and pitched roof in a landscaped environment. The property is available as a whole or on a floor by floor basis:

- Gas Fired Central Heating
- Suspended Ceiling
- Category II Lighting
- Perimeter Trunking
- Double Glazing
- Computer Cabling
- Kitchenette
- WC facilities
- Intruder and fire alarms
- Window blinds
- Use of lift and shower

## ACCOMMODATION

Ground Floor 798 sq ft **NOW LET**  
First Floor 909 sq ft **AVAILABLE**

## RENT

£12.50 per square foot plus VAT = £11,365

## TENURE

The office is available to let by way of a new lease for a term of years to be agreed.

The entire property is available to purchase at £250,000.

## CAR PARKING

Each floor has 3 parking spaces. Visitor car parking is also available.

## SERVICE CHARGE

A service charge of approximately £1,000 per floor will be levied by the management company, which retains responsibility for all common/retained parts, landscaping, estate maintenance.

## RATES

The first floor has a rateable value of £9,500 and therefore rates payable are approximately £4,500 .

The ground floor has a rateable value of £8,400 and therefore the rates payable are approximately £4,000.

An occupier may benefit from small business rates relief.

## UTILITIES

The ground and first floor have a single meter for water, electricity and gas. Therefore all utility bills are paid by the ground floor occupier and they recharge 50% to the first floor occupier.

## ENERGY PERFORMANCE CERTIFICATE



### PLANS/ PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

### LEGAL COSTS

Each party is responsible for the payment of their own legal costs incurred in documenting this transaction.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### VIEWING

By prior appointment with the sole agent:-

LEGAT OWEN

REF; Will Sadler

01244 408 200

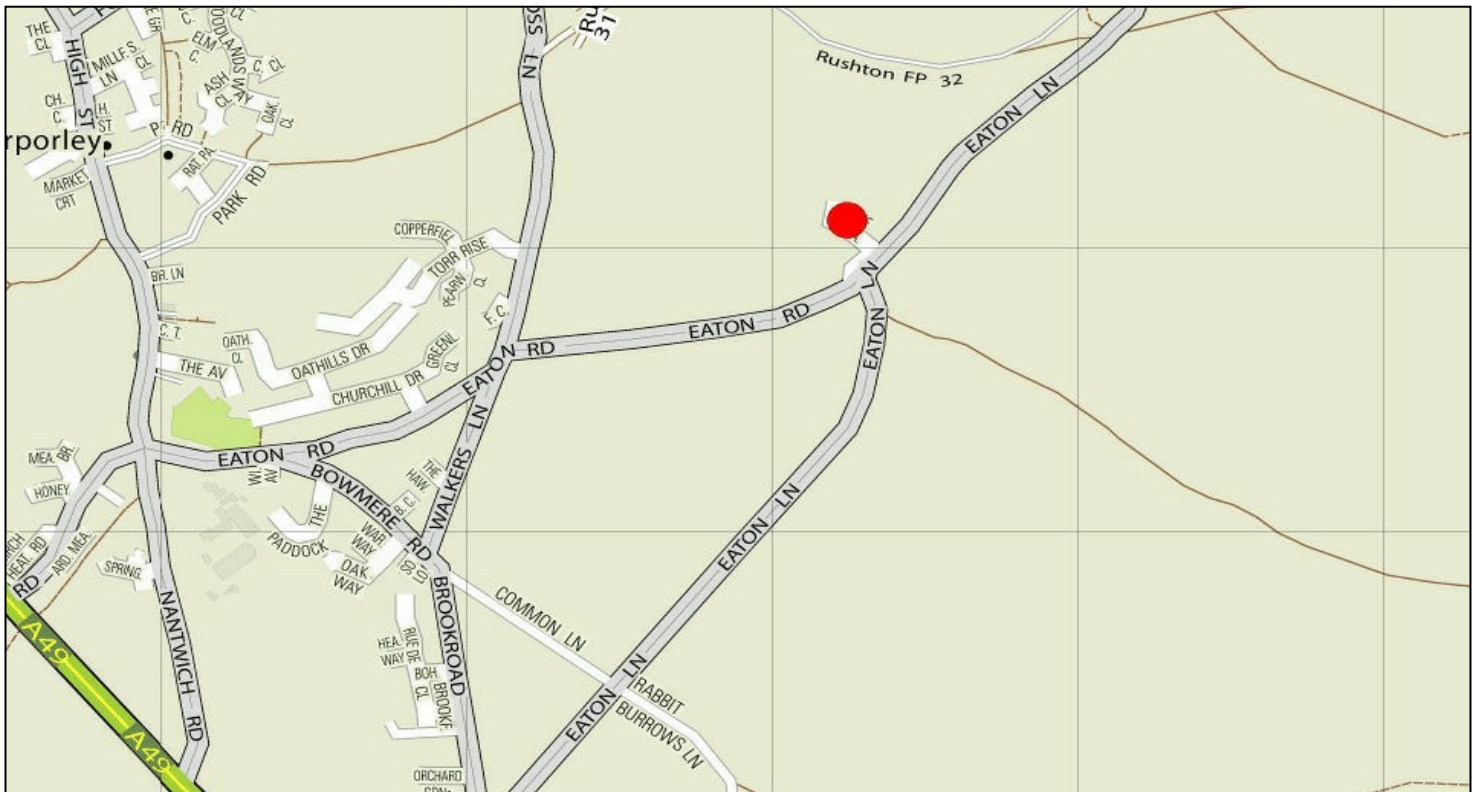
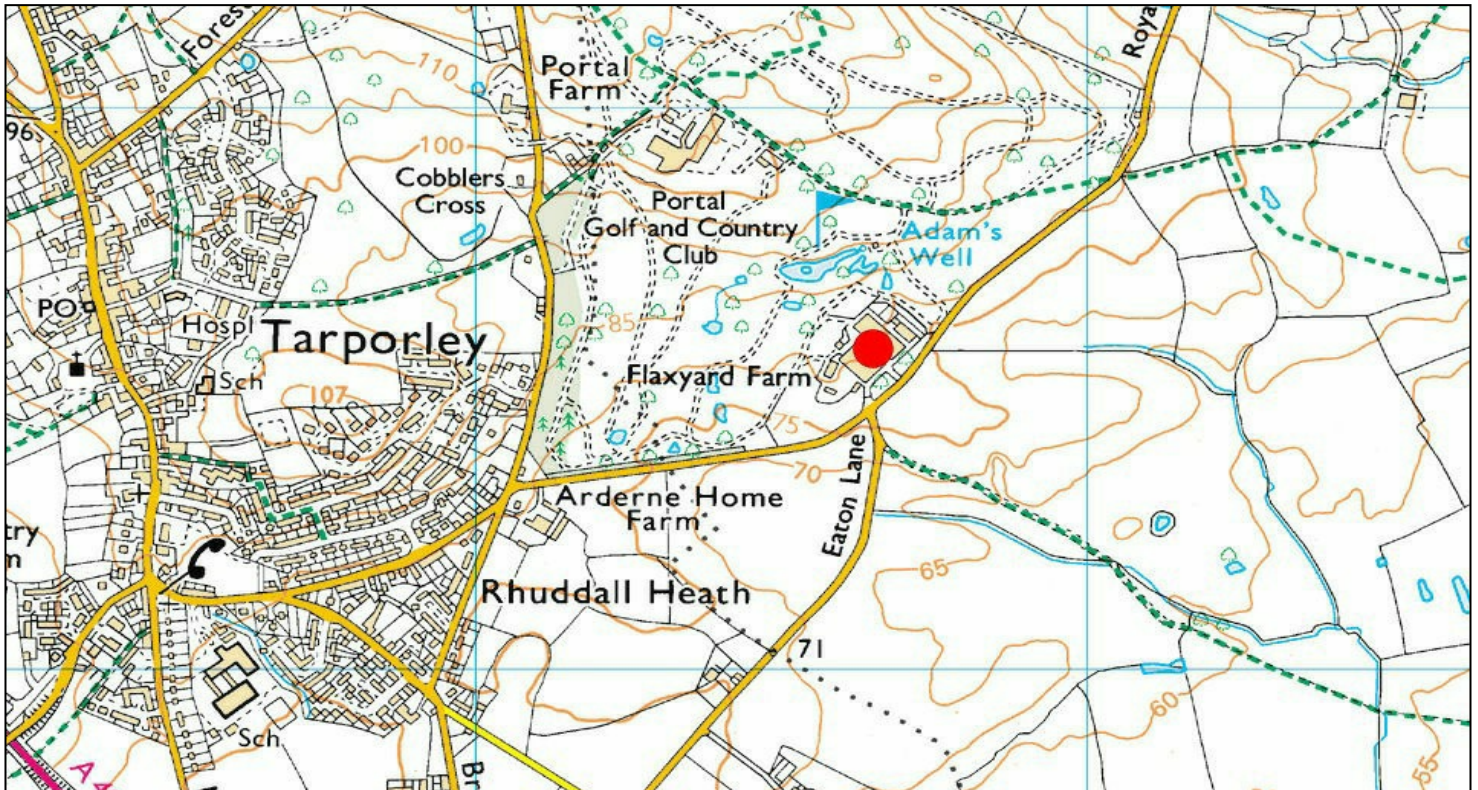
[willsadler@legatowen.co.uk](mailto:willsadler@legatowen.co.uk)





## LOCATION

Whilst in a magnificent rural location, Portal Business Park is also within each reach of the regional road network. Portal Business Park is located in the heart of Cheshire between Tarporley and Eaton.



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 representations 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 the correctness of each of the statements contained in these particulars.

May, 2018

**SUBJECT TO CONTRACT**