

TO LET

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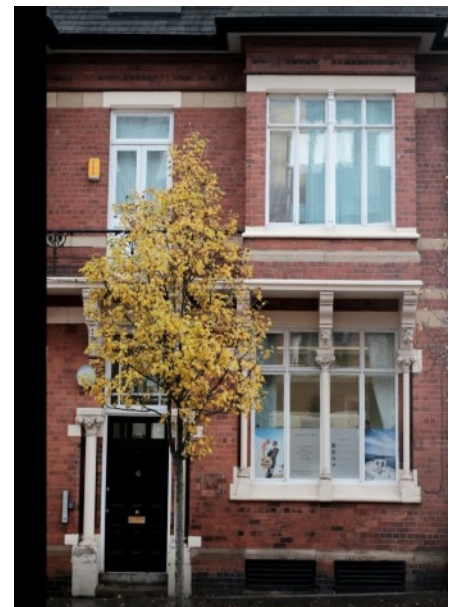


MEYER HOUSE BUSINESS CENTRE, 42 CITY ROAD, CHESTER, CH1 3AE

CITY CENTRE OFFICE BUILDING
PROVIDING SMALL OFFICE SUITES

852 SQ FT - £1,565 PCM

ALL INCLUSIVE RENTS
12 MONTH AGREEMENTS



DESCRIPTION

Meyer House is an impressive self contained building of brick construction arranged over basement, ground, first and second floors. The main entrance to the building is off City Road with a second entrance on Queens Road.

The property has undergone a substantial refurbishment and now provides 8 self contained rooms suitable for a wide variety of office occupiers.

The property benefits from ample natural light, dado trunking, double glazing and shared WC and kitchen facilities.

AVAILABILITY AND RENT

Please refer to the attached schedule for current availability and monthly rents.

TERMS

The rooms are available by way of a new flexible licence agreement direct from the landlord.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

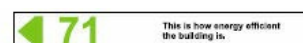
LEGAL COSTS

Each party is to bear their own legal costs involved in the preparation and completion of the lease.

PLANS/ PHOTOGRAPHS

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

ENERGY PERFORMANCE CERTIFICATE

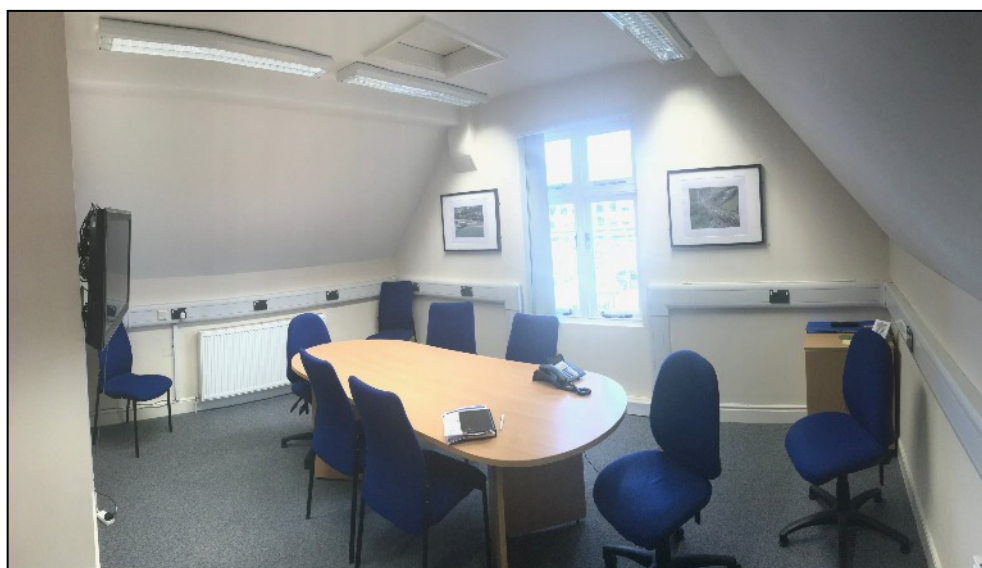


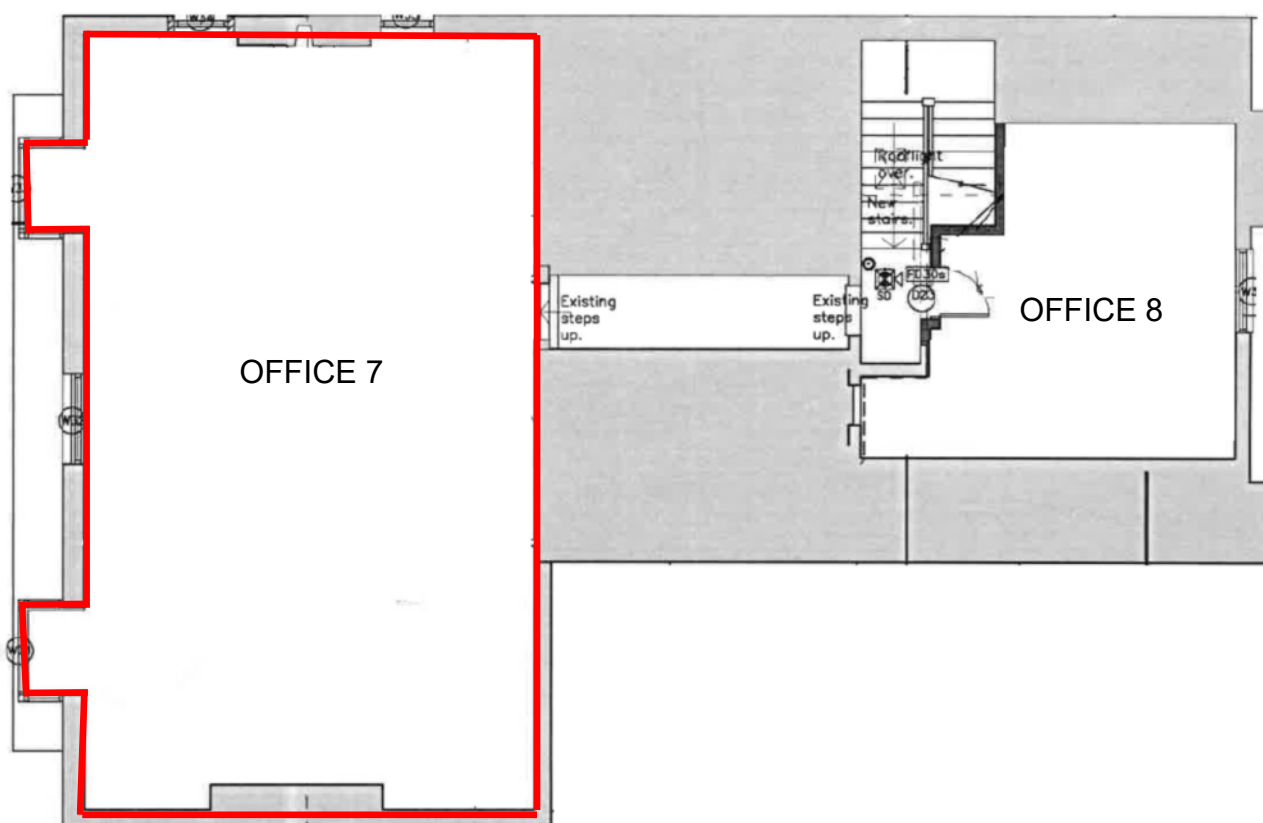
Office Suite	Floor	Size (Sq Ft)	Monthly Rent*	Status
7	2 nd Floor	852	£1,565	Available

*Rent includes business rates, utilities, service charge, cleaning of common parts and building insurance.
Quoted rents based on a 12 month commitment.
Extensive storage is available in the basement.
1 month rent deposit and rent paid monthly in advance.

Viewing via Legat Owen

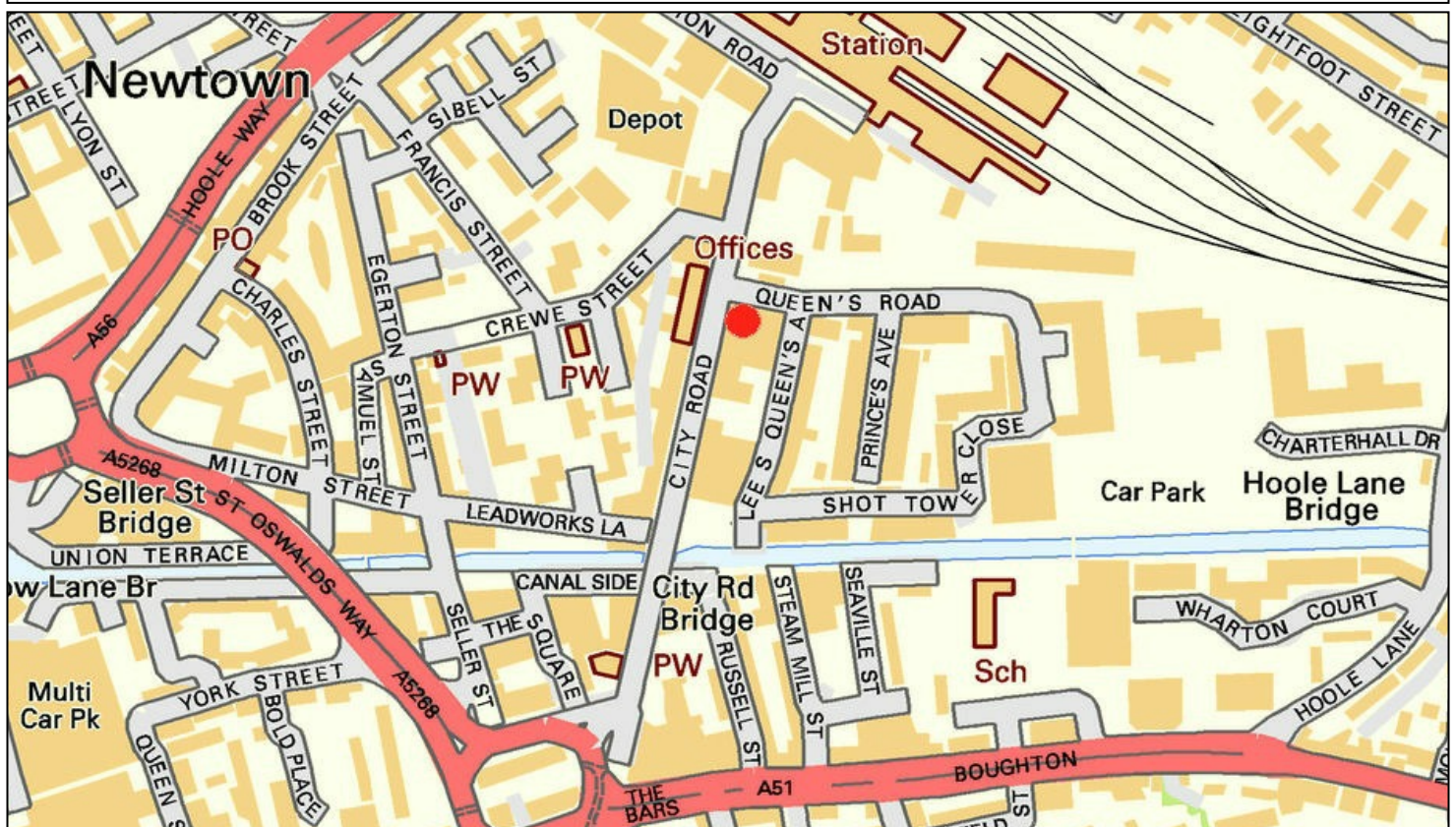
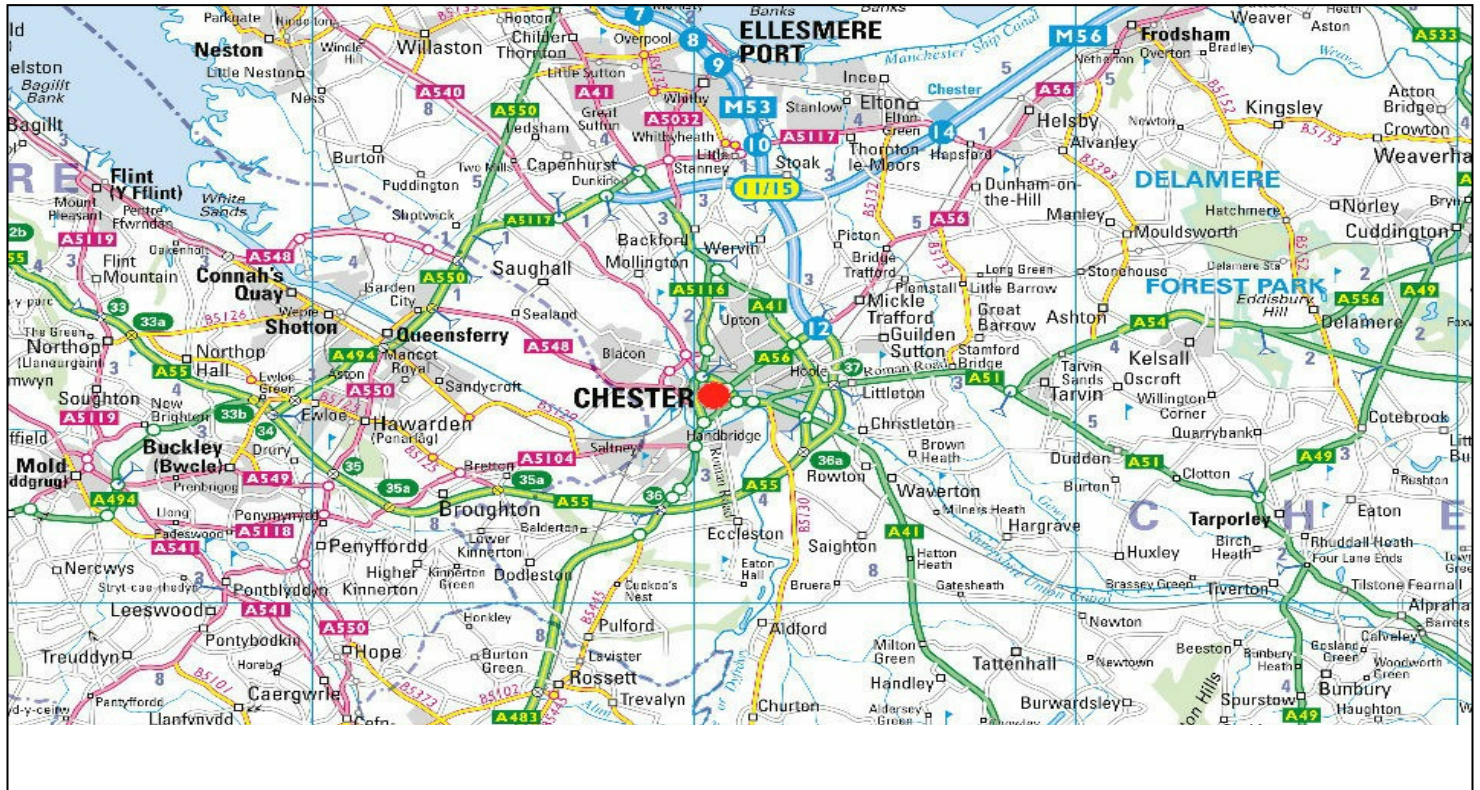
Francesca Hodson - 01244 408 239 / francescahodson@legatowen.co.uk





LOCATION

Meyer House is situated at the junction of City Road with Queens Road, adjacent to the Queen Hotel and a very short distance from the railway station. As such, the property has easy access to both the city centre as well as the A56 Hoole Way and A51 Boughton leading out of the city to the motorway.



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. January 2019

SUBJECT TO CONTRACT