



FOR SALE / TO LET

OFFICE SUITE

3,237 sq.ft. (300.70 sq.m.)

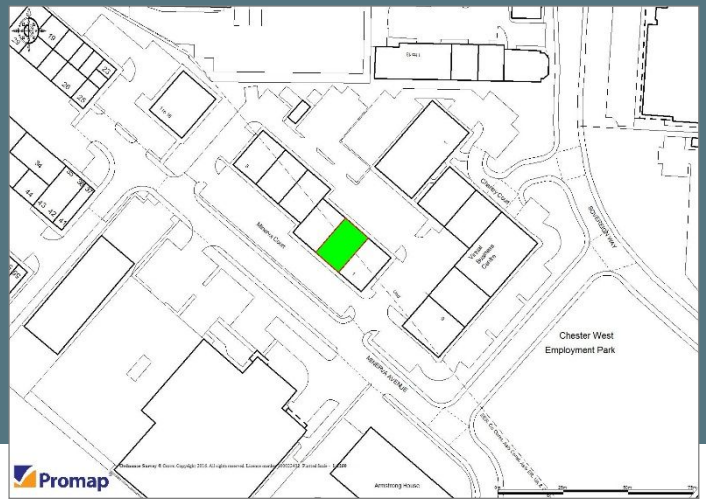
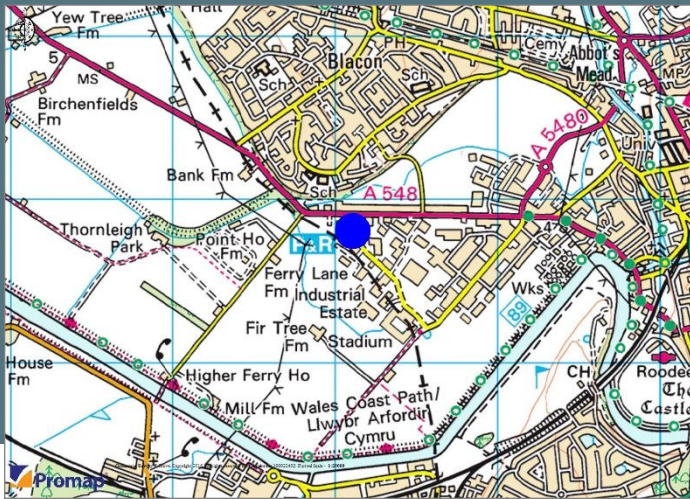
Unit 2, Minerva Court, Chester West Employment Park, Chester CH1 4QT

- Self-contained modern office suite
- Sought after location
- 16 parking spaces
- Light modern space
- Socket and network cabling throughout
- Located in an affluent out of town business area
- Only 2 miles from the centre of Chester, via Sealand Road
- Easily accessible via the M56 (7 miles) and A494 (4 miles), connecting the property to Cheshire, Wales and the Wirral

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Description

The property comprises of a self-contained suite arranged over ground and mezzanine levels being predominantly open plan but having three separate offices on the mezzanine.

The office space benefits from full height windows providing superb levels of fenestration, and benefits from excellent natural light.

The premises includes a kitchen facility, male, female and disabled toilets. The property is fully alarmed, and is fitted with suspended ceilings and raised floors. The suite also benefits from sockets and network points throughout, accessible via the computer room to rear. The suite benefits from gas fired central heating fed via a Worcester boiler.

Areas

Ground Floor	1,863 sq.ft. (173.10 sq.m.)
First Floor	1,374 sq.ft. (127.60 sq.m.)
Total	3,237 sq.ft. (300.70 sq.m.)

Terms

For Sale or available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£30,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £32,750

EPC

B50

Legal Costs

Each party to be responsible for their own legal costs.



Viewing

Strictly through the agent:

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Viewing

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