

Telford Court

Chester Gates Business Park,
Junction 16 M56, Cheshire

To Let High Quality Offices
From 330 - 6,250 Sq Ft
(30.66 - 580.64 sq m)

Convenient and Attractive Location
Prestigious Units - Flexible Terms

Dedicated Parking





Telford Court

**Chester Gates Business Park,
Junction 16 M56, Cheshire**

Location

Telford Court is situated on Chester Gates Business Park, which is strategically located off Junction 16 of the M56 motorway and within 3 miles of the M56 / M53 interchange. The location is ideal for instant access to the regional motorway network as well as the A55 Expressway to North Wales. The Wirral and the wider North West region can all be easily serviced from this location. Chester Gates is only 4 miles from Chester City Centre and 3.6 miles from Ellesmere Port town centre.

The Design Outlet Centre at Cheshire Oaks is within a few minutes drive and provides not only a varied retail environment, but also a number of public houses and restaurants.



Flexibility

Units can be let individually or adjacent units can be interconnected at ground or first floor level

Lease Terms

Lease from 12 months upwards

Service Charge

A service charge is payable

VAT

All figures quoted are exclusive of VAT

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction

Viewing

By appointment with the sole agents Legat Owen



Key features of the property

Telford Court is set in an attractive landscaped courtyard arrangement, offering flexible lease solutions to meet the needs of a wide range of business users.

The specification briefly includes;

- Two storey self contained building of traditional brick construction surmounted by a pitched roof
- Economic electric central heating
- Suspended ceilings with recessed lighting
- Two compartment perimeter trunking
- Carpeted throughout
- Fire and security alarm to each unit
- Gents and Ladies/Disabled toilets
- Dedicated parking



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TELFORD COURT, CHESTER GATES BUSINESS PARK, M56 JCT. 16, CH1 6LT

Suite	Floor	Area sq ft	Cars	Rent (+ VAT)	Rateable Value	Estimated Rates Payable	Status
3b	FF	569	3	£8,800	£7,400 *	£3,700	Available
9b	FF	1907	8	£29,600	Estimated at £24,000	£12,000	Available
11b	FF	563	3	£8,800	£7,300*	£3,700	Available
11c	FF	316	2	£4,900	£4,350*	£2,200	Available
17d	FF	836	4	£13,000	£10,750*	£5,400	Available
17e/f	FF	1378	6	£21,360	£16,750	£8,400	Available
18a	GF	736	3	£11,400	£9,600*	£4,800	Available
18b & 18c	FF	885	4	£13,800	£11,750*	£5,900	Available
20	Whole	2226	11	£34,500	£28,000	£14,000	Available

Service Charge budgeted at £0.65 psf per annum.

Leases will be contracted out of the Landlord & Tenant Act 1954.

*Eligible for rates relief.

Cleaning and maintenance of common parts will be the joint responsibility of the tenants in occupation.

In split units, landlord pays utilities and recharges to tenant.

Electricity estimated at £1.30 psf and water at £0.20 psf.

