

TO LET

LegatOwen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk



Greenside House, 5 Portal Business Park, Eaton Lane, Tarporley. CW6 9DL

HIGH SPECIFICATION OFFICE SUITES

629 SQ FT

(58.44 SQ M)



DESCRIPTION

The Business Park is a two storey office development with landscaped courtyards and car parking. The offices are DDA compliant with shared lifts providing access to first floor balconies. The accommodation available is on the first floor of Greenside House. The rooms provide high quality office accommodation being fully fitted out to include: CAT 6 wiring, individual air conditioning, sensor controlled lighting, furniture, telephones, blinds and fibre broadband.

SPECIFICATION

Each occupier will also benefit from the following services provided within the building as a whole:

- Video access control
- Intruder alarm
- CCTV
- Lift access
- High specification toilets with air blade taps
- Meeting room to include Apple TV with full visual display and 6 person Board Room table
- Flip chart, printer, fax, scanner and franking machine
- Fully fitted kitchen to include dishwasher, microwave, fridge freezer, filter water and constant hot water for drinks

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):-

Room	Size	Rent Per Month
Room 1 suitable for 4/6 people	362 sq ft (33.63 sq m)	Potentially available as a self contained suite or in conjunction with Room 2
Room 2 suitable for 8/10 people	629 sq ft (58.44 sq m)	£1,700 plus VAT - Available October 2017
Room 3 suitable for 2/4 people	229 sq ft (21.27 sq m)	LET

A 2 months deposit is payable as part of the licence agreement, 2 allocated car spaces per room are included plus overflow parking. Additional charges are made for the hire of telephone handsets and calls and dedicated broadband is charged dependent on usage and bandwidth. All business rates and utility charges are included within the licence fee.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of C

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred

VIEWING

Strictly by appointment with Legat Owen.

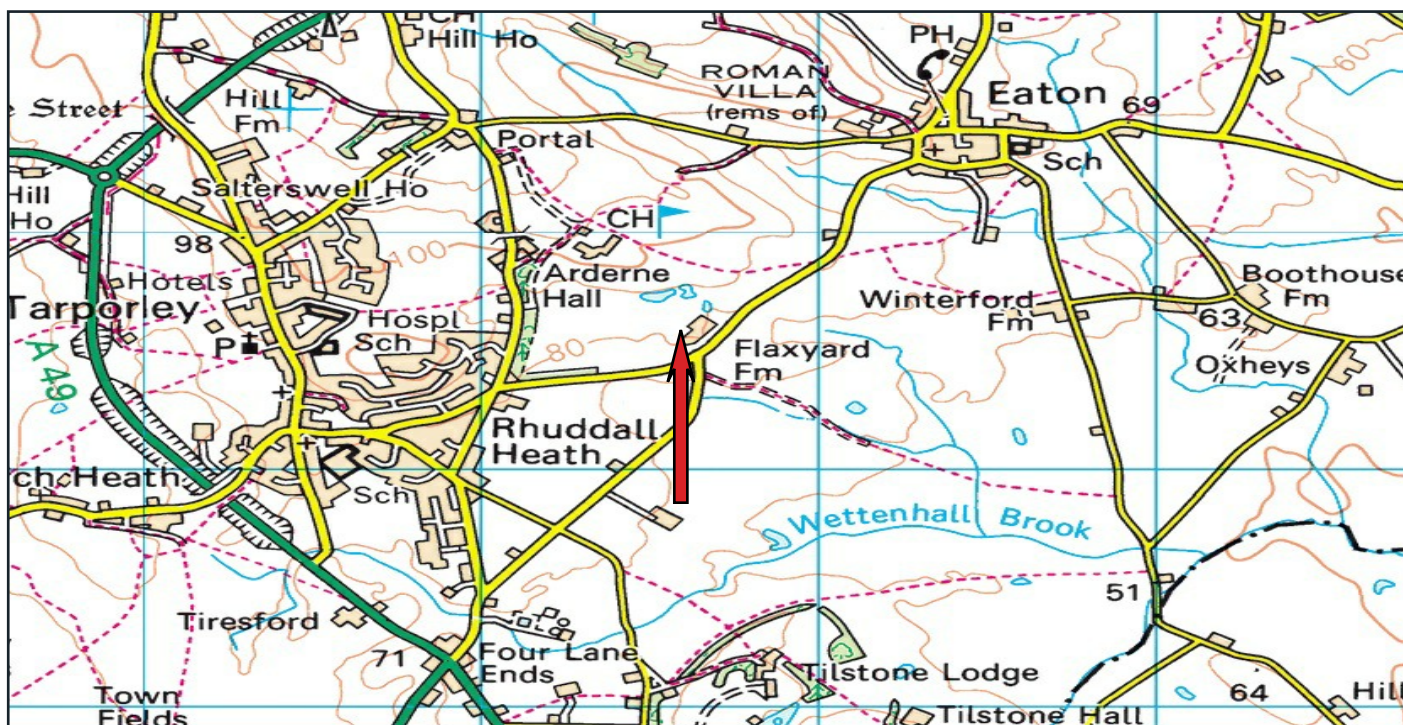
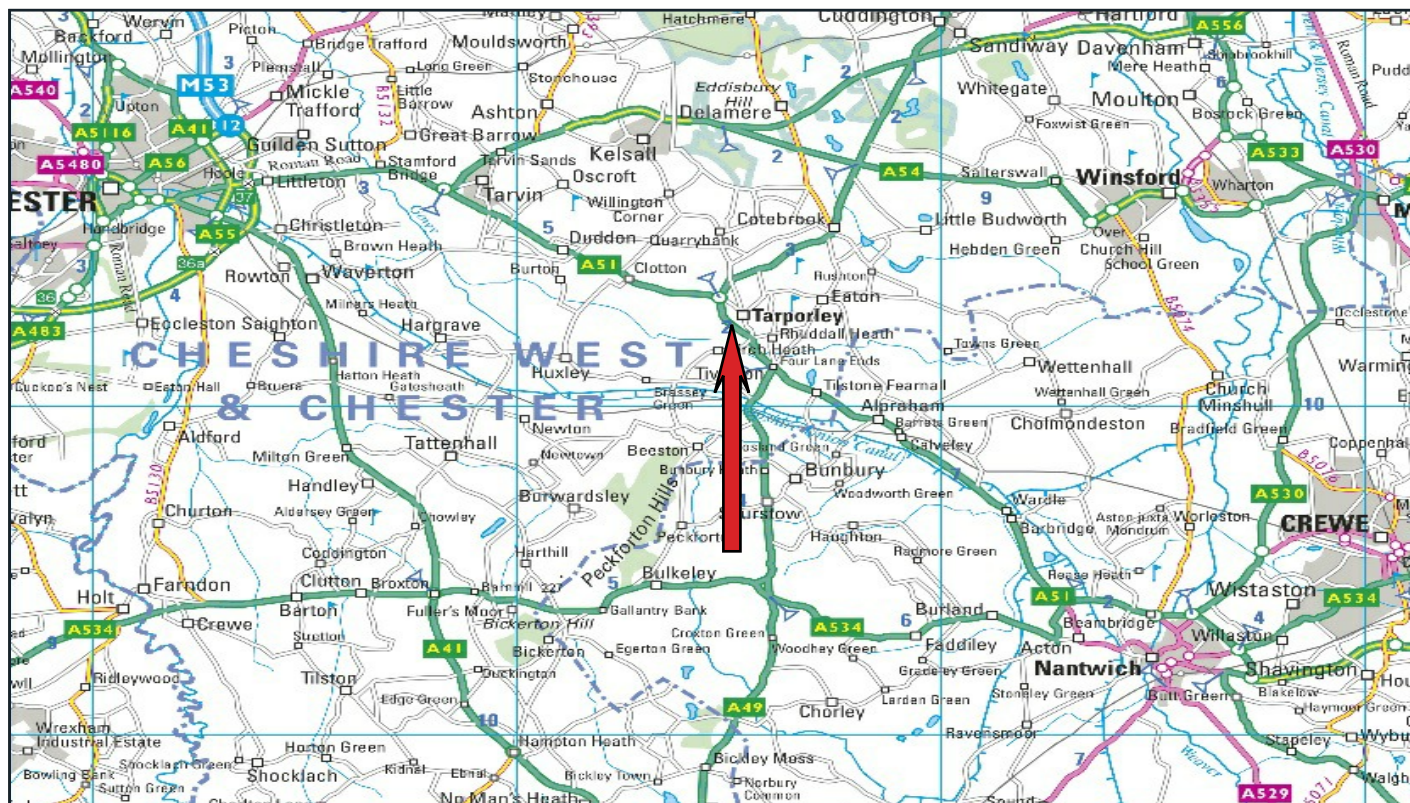
Telephone: 01270 621001. Contact Andy Butler

Email: andybutler@legatowen.co.uk



LOCATION

Portal Business Park is located just outside the village of Tarporley, immediately adjacent to the prestigious Portal Golf Course which boasts a Championship Course with full amenities including restaurants, meeting rooms and an 80 bedroom hotel. The nearby A49 provides links to the M56 and M6 motoway.



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.

July, 17

SUBJECT TO CONTRACT

LegatOwen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk