

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.



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

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



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

Floor	Suite	Area sq ft	Cars	Rent (+ VAT)	Rateable Value	Status
FF	3b	569	3	£8,800 + £0.64 psf Service Charge and Utilities	£6,900	Available
FF	9b	1907	8	£29,600 + £0.64 psf Service Charge and Utilities	£11,000	Available
FF	11b	563	3	£8,800 + £0.64 psf Service Charge and Utilities	£6,700	Available
FF	11c	316	2	£4,900 + £0.64 psf Service Charge and Utilities	£4,000	Available
FF	17d	836	4	£13,000 + £0.64 psf Service Charge and Utilities	£10,000	Available
GF	18a	736	3	£11,400 + £0.64 psf Service Charge and Utilities	£8,900	Available
FF	18b & 18c	885	4	£13,800 + £0.64 psf Service Charge and Utilities	£10,750	Available
Whole	20	2226	11	£34,500 + £0.64 psf Service Charge and Utilities	£25,750	Available

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

Tenure is freehold.

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.

