

TO LET

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



4 Hilliards Court, Chester Business Park, CH4 9QP

GROUND FLOOR
OPEN PLAN OFFICE WITHIN A SUPERB
BARN CONVERSION - 2 MEETING
ROOMS, BOARDROOM & KITCHEN

1,826 SQ FT

WITH CAR PARKING
HIGH SPEED BROADBAND AVAILABLE



LOCATION

Hilliards Court is located in an attractive landscaped courtyard in the centre of Chester Business Park. The Park is set in approximately 150 acres of landscaped grounds approximately one mile south of Chester city centre. The Park is home to a range of small, medium and large organisations. Further information is available at www.chesterbusinesspark.com

DESCRIPTION

Open plan offices. The space is presented to a high standard and benefits from:-

- Comfort cooling
- Gas fired central heating
- Male & female wc facilities
- Kitchen
- Meeting rooms
- Low energy LED lighting

CAR PARKING

The property benefits from 7 dedicated car parking spaces.

TERMS

The office is available on a new Internal Repairing and Insuring lease for a minimum term of 3 years.

RENT

The quoting rental is £25,000 per annum to include the car parking spaces.

SERVICE CHARGE

The property is subject to a service charge to cover the cost of maintaining the exterior of the property and the internal common parts, 24 hour on site security, external window cleaning, gas heating.

BROADBAND

We have undertaken a broadband check with Open Reach and are advised that a broadband speed of up to 76 mbps could be provided. Occupiers are strongly advised to make their own checks with BT Open Reach.

BUSINESS RATES

The tenant is responsible for payment of rates.

BUILDING INSURANCE

The landlord will insure the building and recover a proportion of the premium from the tenant.

UTILITIES

The cost of gas and water is included in the service charge. The cost of electricity is paid for by the tenant.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of C - 71. A copy of the EPC is available upon request.

PLANS/ PHOTOGRAPHS

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

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

VAT is payable.

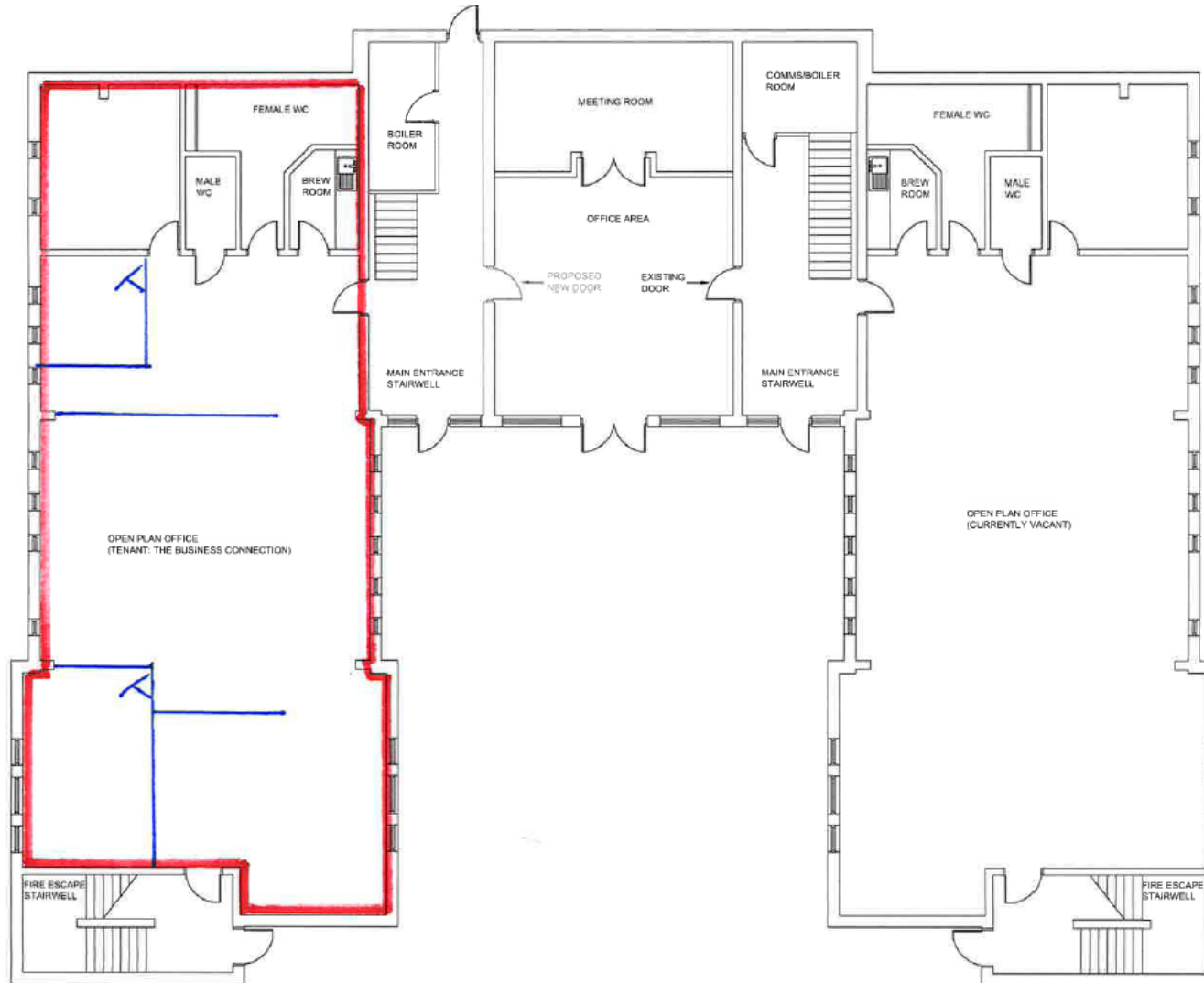
VIEWING

By prior appointment through the agent:

Legat Owen
Will Sadler
01244 408 219
willsadler@legatowen.co.uk

FLOOR	SIZE	CAR PARKING	RENT	2017 RATEABLE VALUE & RATES PAYABLE	BUDGET SERVICE CHARGE	BUILDING INS
Ground	1826	7	£25,000	RV = £21,750 RP = £10,500	£8,700	£1,000

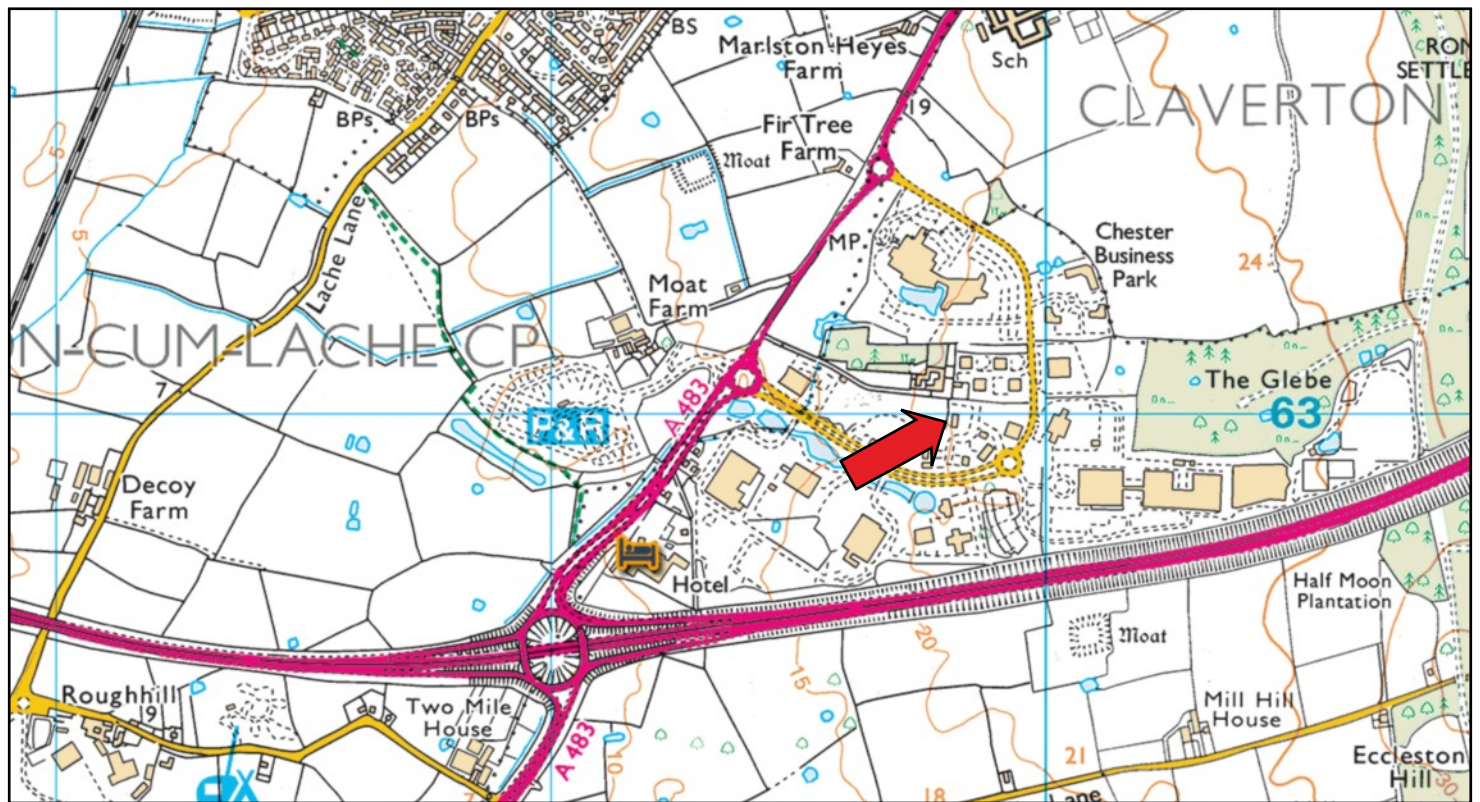




REVISION	AMENDMENTS	DATE
legatOwen <small>CREATED BY: JCH</small> Alton House, Alton Road, Chester, CH1 1RD Tel: 01244 408200 Fax: 01244 408209 www.legatowen.co.uk		
CLIENT: LANDSDOWNE INVESTMENTS LTD		
PROJECT: UNIT 3 HILLIARDS COURT, CHESTER BUSINESS PARK, CHESTER		
TITLE: GROUND FLOOR GENERAL LAYOUT PLAN		
DATE: 19/07/16	SCALE: 1:100 @ A3	
DRAWN BY: 2464	CHECKED BY: 002	
APPROVED BY: JCH	MTA	

LOCATION

The Premises are located on Chester Business Park, a 175 acre landscaped business environment in the Chester Green Belt. It is sited just 1 mile south of Chester City Centre and ¼ mile north of A55/A483 dual carriageway intersection providing direct access to the M53/M56 and from there the M6 motorways.



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.

October, 18

SUBJECT TO CONTRACT