

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



## First Floor Winster House, Chester Business Park, Chester, CH4 9QT

FIRST FLOOR OFFICES FITTED OUT TO AN  
EXCEPTIONAL STANDARD

AVAILABLE AS A WHOLE OR IN PART  
**2,250 SQ FT - 5,825 SQ FT**

21 CAR PARKING SPACES  
AIR CONDITIONED  
PRESTIGIOUS RECEPTION AREA



## DESCRIPTION

Winster House is situated at the head of the Ornamental Lake at Chester Business Park with stunning views to the Clwydian Hills. The building has been finished to an exceptional standard with a feature atrium reception incorporating full height glazing, male/female and disabled WC's plus shower.

The first floor has been fitted out to a very high standard to provide a predominantly open plan working environment with a number of meeting rooms, break out areas and private offices. Air conditioned and fully cabled.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice.

First Floor - 5,825 sq ft - available in part from 2,250 sq ft.

## TERMS

The first floor is available to lease on a new effective full repairing and insuring basis.

The first floor is also available wing by wing from 2,250 sq ft with shared conference room.

## USE

The premises are for office use only.

## EPC

The property has an EPC rating of C - 64.

## RENT

The quoting rent is based on £20 per sq ft = £116,500 per annum for whole floor or £45,000 for a wing.

## CAR PARKING

A total of 21 car spaces are allocated to the first floor.

## SERVICE CHARGE

A service charge will be payable to cover the costs of:-

- Chester Business Park estate charge
- External maintenance
- Fire precautions
- Estate lighting
- An internal service charge to cover common parts

The service charge is in the process of being set up and we anticipate that it will be in the order of £4.00 per sq ft per annum.

## BUSINESS RATES

At the time of writing, the entire property has a single rating assessment in the sum of £160,000. The rates payable are therefore in the order of £6.55 per sq ft equating to a rates bill for the first floor of approximately £38,000 per annum.

The above is subject to the receipt of a new separate rating assessment of the first floor.

## BUILDING INSURANCE

The landlord will insure the building and recover a percentage of the premium from the tenant. This is estimated at £1,500 per annum.

## 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

Both parties to pay their own legal costs.

## VAT

VAT is payable on all sums due to the landlord.

## VIEWING

By prior appointment through the sole agent, Legat Owen:

Will Sadler  
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