

POULTON HOUSE, PARK LANE, CHESTER, CH4 9EP



TO LET

- Established Business Park
- 1,785 - 8,002 SQ FT
- 40 Car Spaces

Chester

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LOCATION

Just one and a half miles from the Chester southerly by-pass Bell Meadow Business Park benefits from easy access and proximity to major road links to the whole of the North east of England and North Wales. Whether heading north to the large conurbations of Liverpool and Manchester, or south to the Midlands and Birmingham, the travel distance from Bell Meadow Business Park makes this a very attractive location.

There is a frequent bus service between Wrexham some seven miles further south, and Chester, the centre of which is three and a half miles to the North, with a stop at the entrance to the development.

DESCRIPTION

Poulton House is a prestigious, detached, two storey, HQ building located on the well established Bell Meadow Business Park near Chester. This double fronted brick building, with clock tower, provides modern open plan office accommodation in a pleasant lakeside setting with substantial secure dedicated carpark with 40 spaces. The property also has multiple kitchen facilities.

The property is available as a whole or suite by suite.

The property, which will be comprehensively refurbished, will be fully available towards the end of Q4 2018 and viewing is highly recommended.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
RHS GF	166.38	1,791
RHS FF	166.94	1,797
LHS GF	166.38	1,791
LHS FF	243.68	2,623

RENTAL

The office is available at a competitive rent of £13.50 per square foot per annum. Rent is payable quarterly in advance by standing order.

The premises benefits from:-

- Gas fired central heating
- Perimeter trunking for power and data cabling
- Suspended ceiling incorporating category II diffused lighting
- Generous on site allocated car parking
- Quality fully fitted carpets throughout
- Comfort cooling/auxiliary heating
- Kitchen
- Full site 360° CCTV/Security with link to 24hr monitoring system
- Controlled access through security barrier
- High speed data access

CAR PARKING

Substantial secure dedicated carpark with 40 spaces

BROADBAND

We have undertaken a broadband speed check with BT and a speed of up to 53 Mbps should be available.

LEASE

Poulton House is available by way of new lease on tenant full repairing terms for a period of years to be negotiated. The lease will be excluded from the provisions made under Part II of the Landlord and Tenant Act (1954).

RATES

The VOA website shows the property to have a rateable value of £84,500 with an approximate rates payable of £40,729.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The property has an EPC rating of B, 45

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LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

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

VIEWING

Strictly by appointment through the joint Agents BA Commercial, Chester 01244 351212, Fraser Crewe & Robbie Clarke

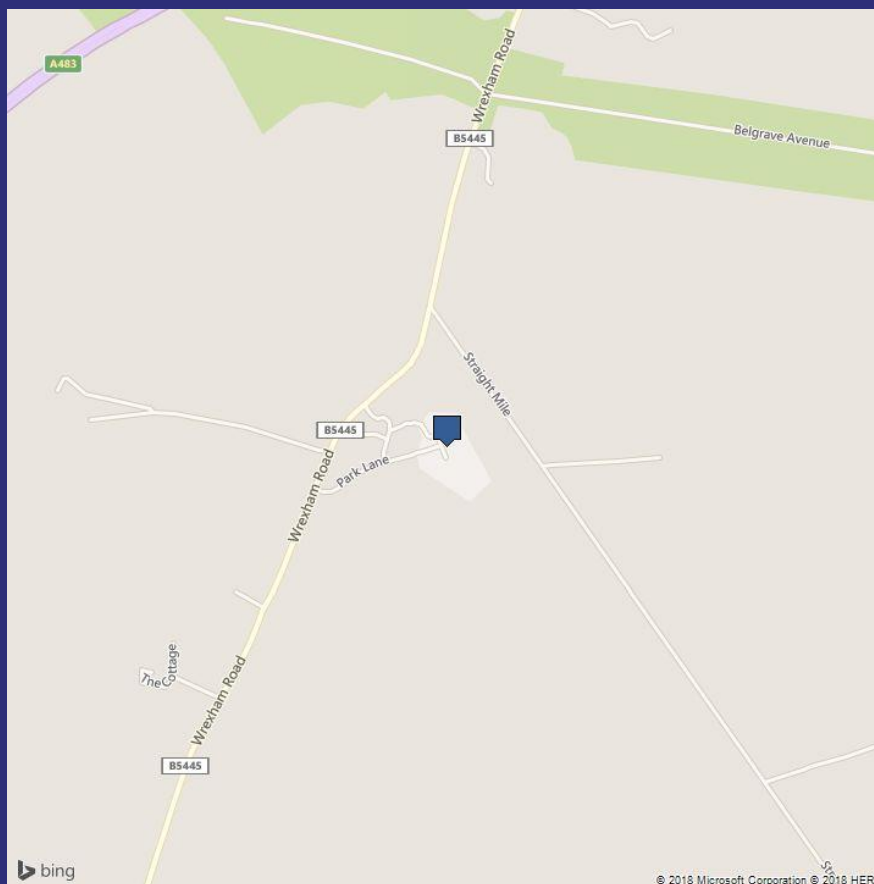
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SUBJECT TO CONTRACT



IMPORTANT NOTICE

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