

**THE CANAL WAREHOUSES  
UPPER CAMBRIAN VIEW, OFF WHIPCORD LANE  
CHESTER, CH1 4DE**



**TO LET**

**First floor office unit**

**Flexible terms and realistic rentals suitable for the small business user**

**Located in a pleasant City Centre location adjacent to the canal basin**

**15.25 Sq M (164 Sq Ft)**

## LOCATION

The premises are situated one mile to the north west of Chester city centre in a predominantly residential area, there being, however a number of small, commercial operations in the immediate vicinity. The building is alongside the Shropshire Union canal, having pedestrian access via Cambrian View. There is on-street car parking available in the immediate vicinity and this attractive canalside location is popular with tourists and visitors, also being within close proximity to Telfords Warehouse complex.

## DESCRIPTION

The building comprises a two-storey, brick-built building which has been converted in recent years from its original use as a canalside workshop, to provide a series of individual work rooms and offices, currently containing an interesting range of tenants.

The available office accommodation is situated on the first floor between the two main entrance doors accessed directly off the Canal side. The office is recently refurbished to a good standard, upon flexible terms.

## ACCOMMODATION/AREAS

SQ M	SQ FT
15.25	164

## RENTAL

£2,215 per annum, payable monthly in advance by standing order.

## LEASE

The office is available by way of flexible license agreement on an easy in easy out basis.

## RATES

The VOA website confirms the property has a Rateable Value of £810 (2018 list).

We are verbally informed by the Rating Authority that Small Rates Relief may apply and interested parties are encouraged to make their own enquiries directly from the billing council Cheshire West & Chester.

## VAT

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

## EPC

An Energy Performance Certificate is currently in course of preparation and will be available upon request.

## LEGAL COSTS

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

## 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

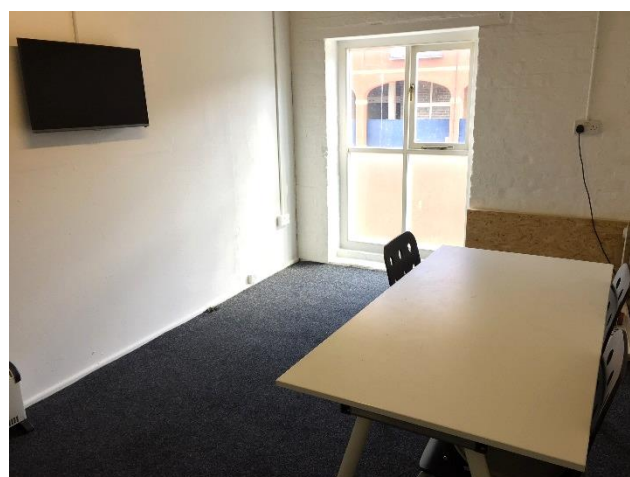
Strictly by appointment through the sole agents Beresford Adams Commercial, Chester 01244 351212. **Ref: RCMAY18**

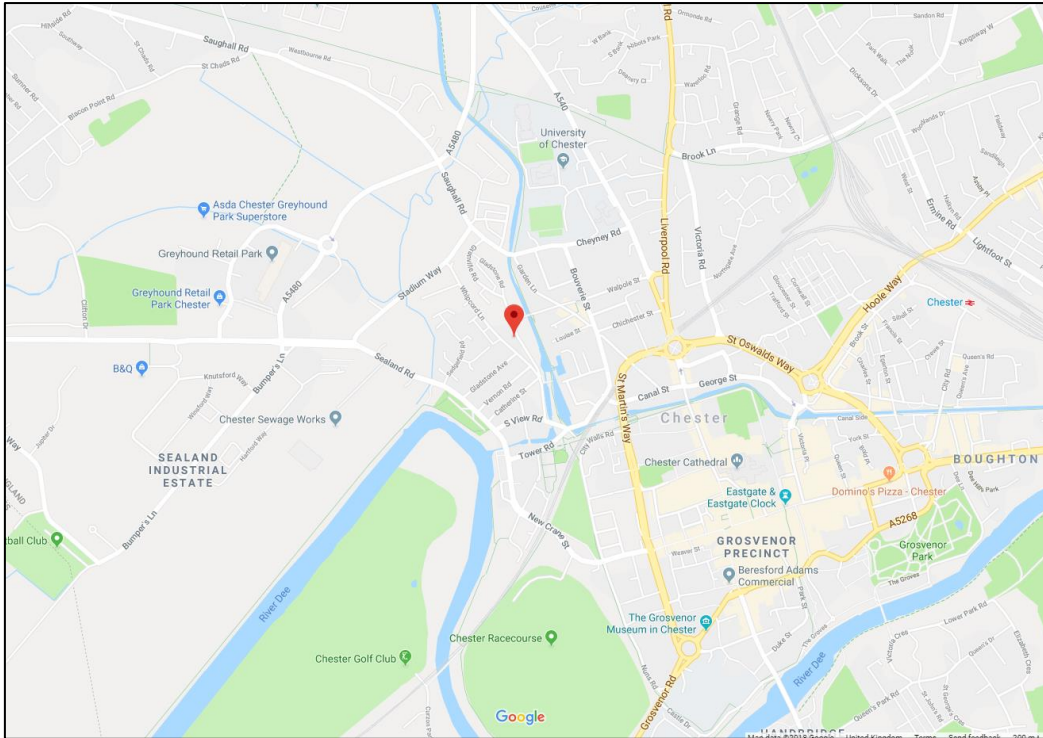
**Robbie Clarke**

07741 320 910

[Robbie.clarke@bacommercial.com](mailto:Robbie.clarke@bacommercial.com)

## SUBJECT TO CONTRACT





## IMPORTANT NOTICE

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