

TO LET

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



Marcher Court, Sealand Road, Chester, CH1 6BS

OFFICE SUITES IN A HIGH QUALITY
COURTYARD OFFICE DEVELOPMENT

134 SQ FT
316 SQ FT

RANGE OF SIZES
CLOSE TO SEALAND ROAD RETAIL PARK
GOOD LEVEL OF PARKING

DESCRIPTION

Marcher Court provides approximately 6,000 sq ft of high quality offices arranged around a peaceful and well maintained courtyard.

The development is accessed directly off the A548 Sealand Road, a short distance from John Lewis, Tesco, B&Q and the Chester Park and Ride.

BROADBAND

We have undertaken a Broadband speed check and understand that fast broadband is available.

TERMS

Each suite is available on a new internal and repairing insuring lease for a term of 12 months or more.

UTILITIES

Utilities are paid by the landlord and re-charged to occupier on a pro-rata basis.

LEGAL COSTS

Each party is responsible for their own legal costs.

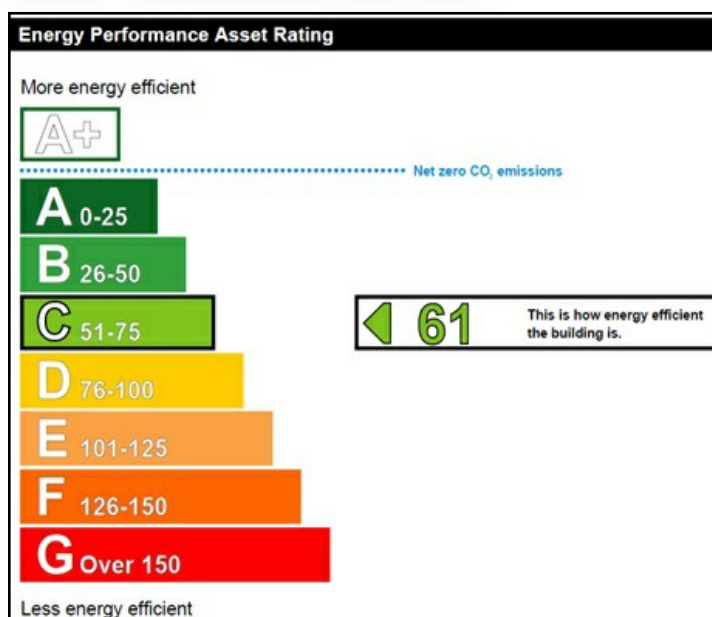
VAT

All terms will be subject to VAT at the prevailing rate.

SERVICE CHARGE

To cover external repairs, gardening and building insurance.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Viewing is by appointment through the sole agent

Legat Owen 01244 408200.

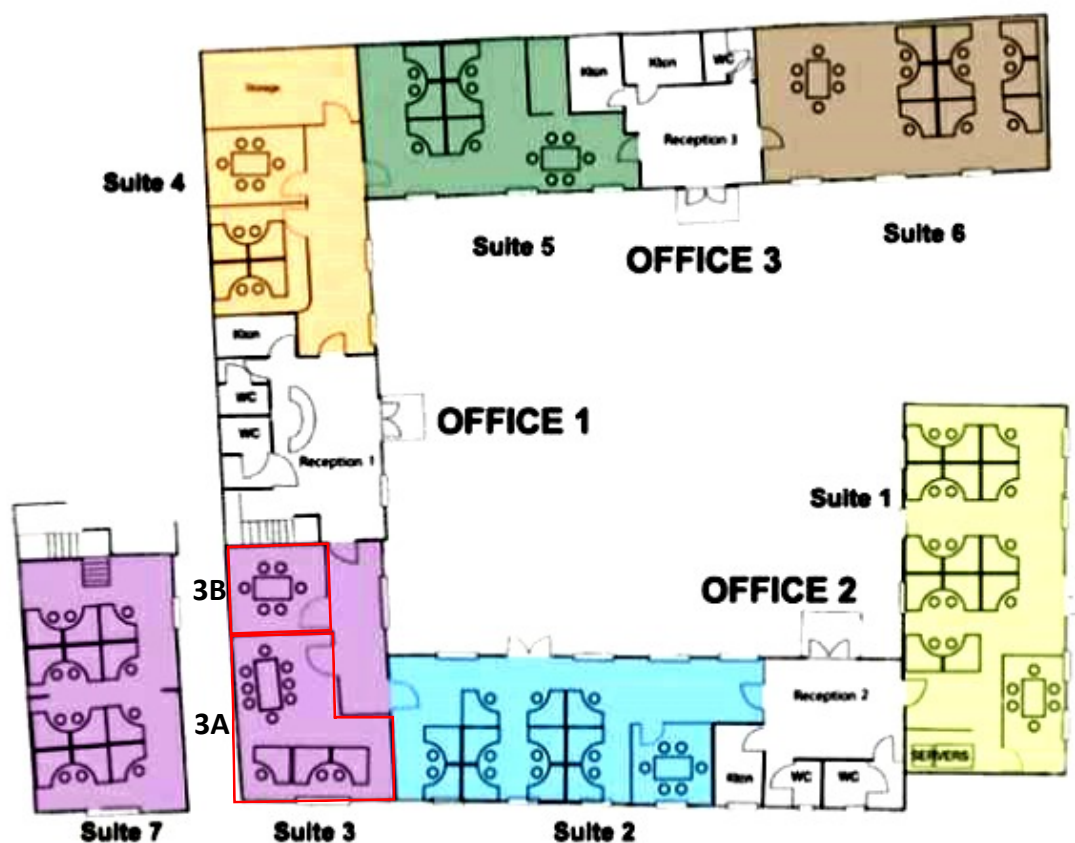
Will Sadler - willsadler@legatowen.co.uk

AVAILABILITY

Suite	Size	Car Spaces	Rent P/A	RV	Rates Payable *	Service Charge	Insurance / Utilities
3a	134	1	£1,700	£1,000*	£500	£120 per annum	8%
3b	316	2	£3,800	£3,400*	£1,700	£240 per annum	18%

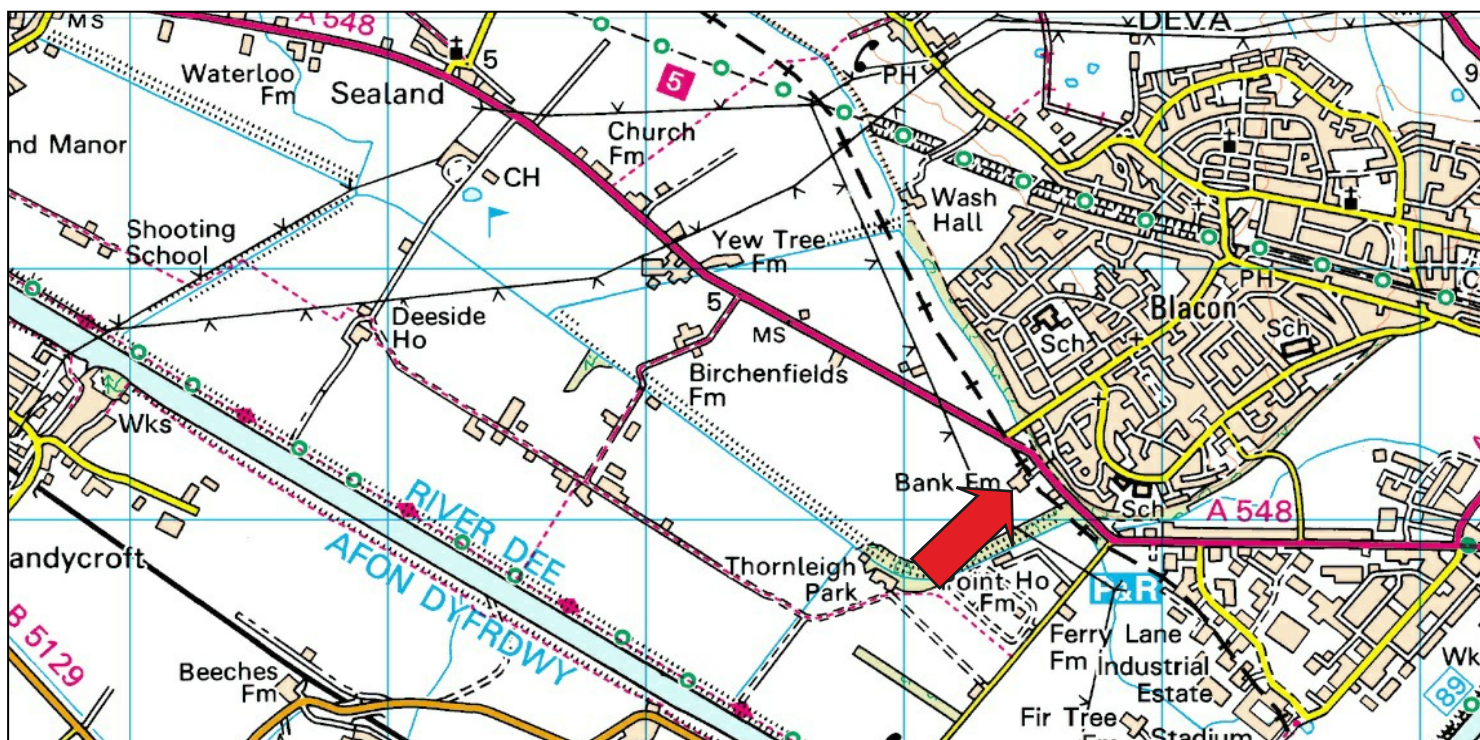
* Eligible occupiers will benefit from small business rates relief on suites with a rateable value of less than £12,000. 100% rate relief if RV less than £6,000.

NOT TO SCALE



LOCATION

Marcher Court is situated off Sealand Road (A548) approximately 3 miles to the west of Chester City Centre. Sealand Road links to Chester City Centre in the east and the Deeside /Queensferry industrial are to the west.



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.

May, 18

SUBJECT TO CONTRACT