

TO LET

LegatOwen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk



**7 Portal Business Park,
Eaton Lane, Tarporley. CW6 9DL**

HIGH SPECIFICATION OFFICES

From 242 SQ FT to 881 SQ FT

(22.48 SQ M TO 81.85 SQ M)

WITH CAR PARKING



DESCRIPTION

Portal Business Park as a whole consists of a two level new build office development with landscaped courtyards and car parking. The accommodation available is on the ground floor of Unit 7 and the rooms provide high quality office accommodation.

SPECIFICATION

The offices benefit from the following:

- Video entry system
- Intruder alarm
- CCTV
- High specification toilets
- Shared meeting room
- Fully fitted kitchen
- Telephone and broadband connection (subject to individual charging)
- Car parking

ACCOMMODATION

The following rooms are available for rental and have been measured in accordance with the RICS Code of Measuring Practice (6th Edition):-

Room	Size	Rent Per Month
No. 1 suitable for 2/4 people	242 sq ft (22.48 sq m)	£600 plus VAT
No. 2 suitable for 4/6 people	397 sq ft (36.88 sq m)	£950 plus VAT

A two months deposit is payable as part of the licence agreement

Two allocated car spaces per room are included plus visitors parking on site

Additional charges are made for the hire of telephone handsets and calls. A broadband link is available which will be charged dependent upon usage and band width required.

The licence fee is inclusive of utility charges, but exclusive of business rates.

BUSINESS RATES

Rateable Values and Rates Payable for each room are currently being accessed by the Valuation Office. However if the company occupies as its only business location then Small Business Rates Relief should apply

Room	Rateable Value	Rates Payable
Room 1	To be confirmed	To be confirmed
Room 2	To be confirmed	To be confirmed

LEGAL COSTS

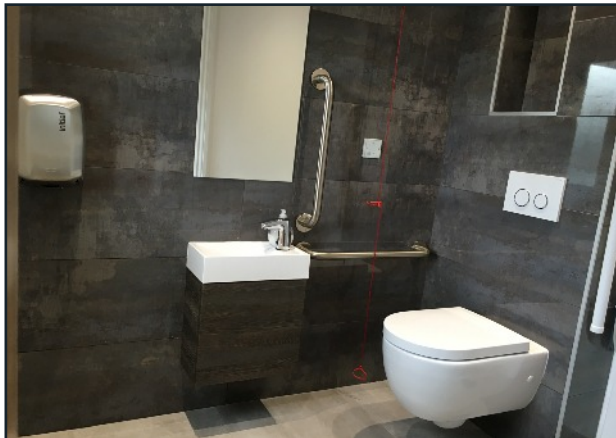
Each party to be responsible for the payment of their own legal costs incurred.

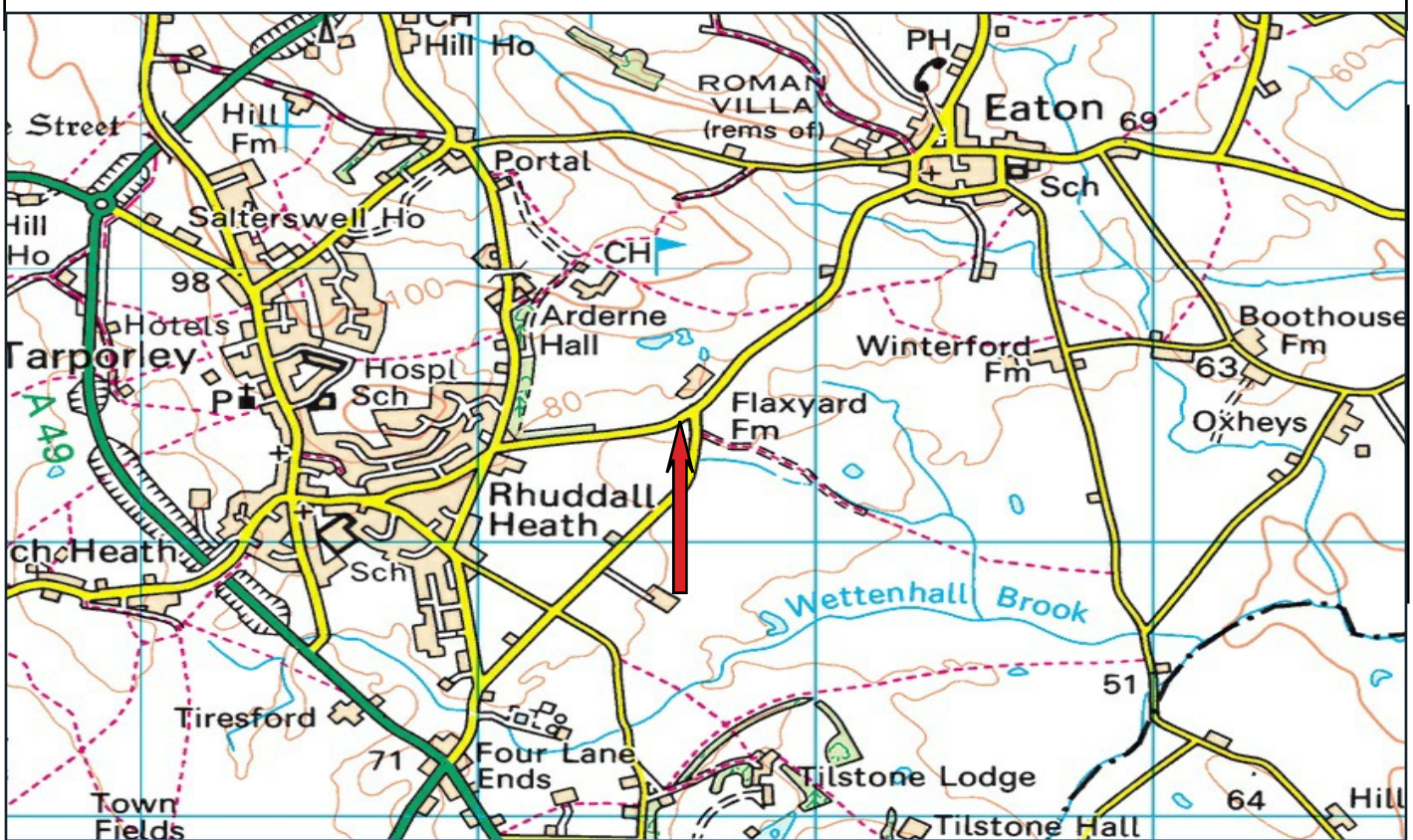
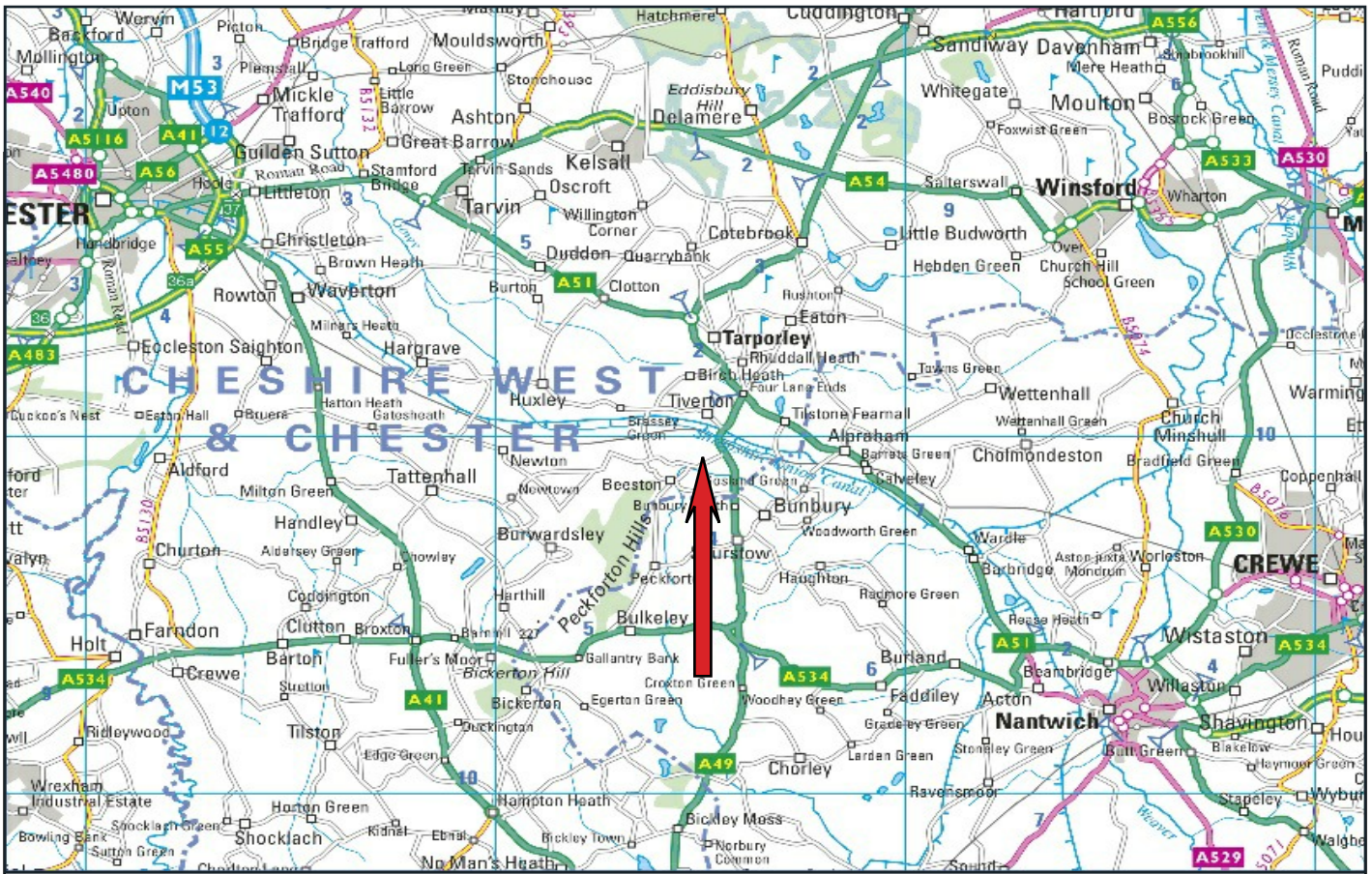
VIEWING

Strictly by appointment with Legat Owen. Contact Andy Butler

Telephone: 01270 621001

Email: andybutler@legatowen.co.uk





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June, 16

SUBJECT TO CONTRACT

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