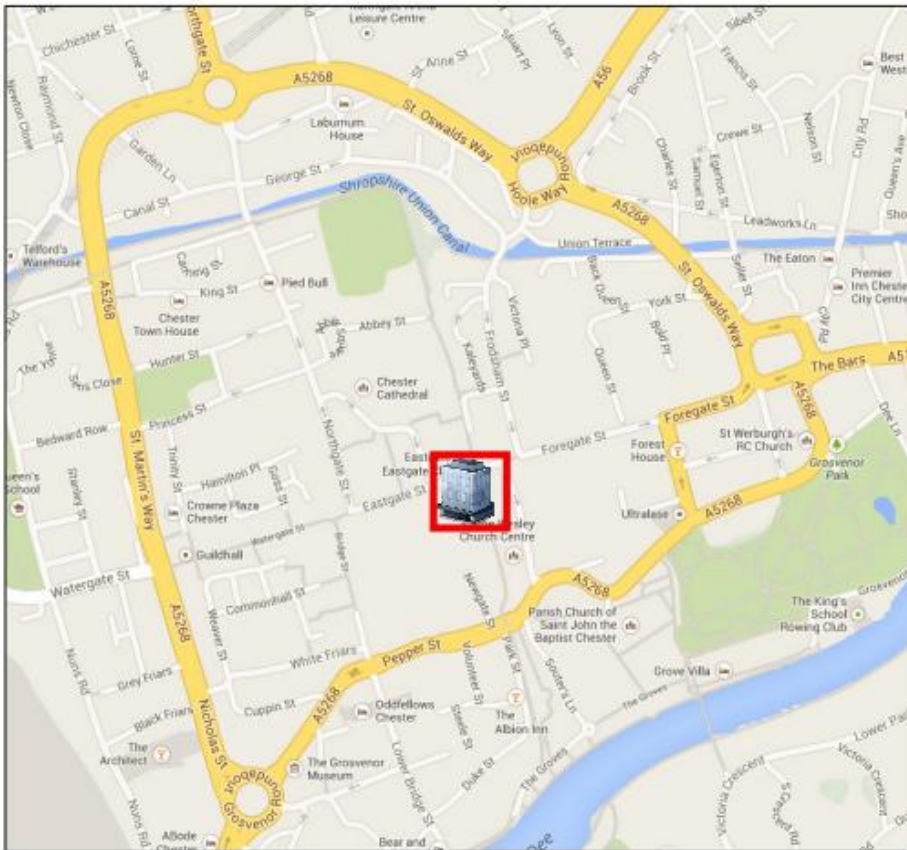


OPEN PLAN FIRST FLOOR OFFICE MODERN BUILDING OVERLOOKING EASTGATE STREET

TO LET

1,831 sq ft



LONGUS HOUSE
NEWGATE ROW
CHESTER
CH1 1ER

- Cathedral views.
- 24hr access.
- Passenger lift.
- Central heating.
- Generous natural light.
- Immediate occupation.

LOCATION

Occupying an attractive location, overlooking Eastgate Street, in the heart of historic Chester, adjacent to the renowned Grosvenor Hotel, the entrance to Longus House lies on Newgate Row, the main entrance into the Grosvenor Shopping Centre.



ACCOMMODATION

The suite is located on the first floor within Longus House offering modern, open plan accommodation.

A shared ground floor reception and passenger lift provides access to the suite.



LEASE

The accommodation is available on a new effective full repairing and insuring lease for a Term to be agreed.

RENT

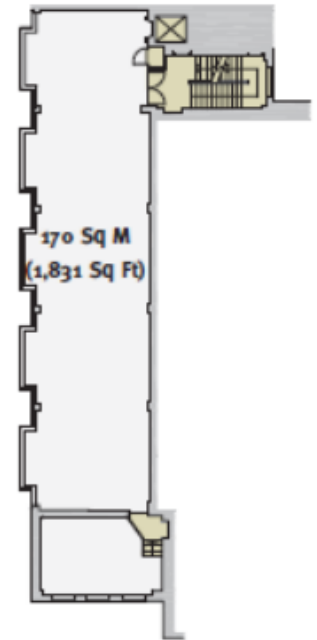
£20,000 pax.

SERVICE CHARGE

A service charge is payable for shared costs including heating (details on request).

COSTS

Each party to be responsible for their own legal costs.



170 Sq M (1,831 Sq Ft)
First Floor

VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

RATES

Rateable Value : £16,000 pa
Rates Payable : £ 7,984 pa

Energy performance certificate (EPC)																	
Longus House Newgate Row Chester CH1 1BN CH1 1BN	Valid until: 4 July 2028 Certificate number: 016-001-488-000-490																
Property type	A1/A2 Retail and Financial/Professional services																
Total floor area	5,031 square metres																
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.																	
Energy efficiency rating for this property This property's current energy rating is D.																	
Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.																	
<table border="1"> <tr><td>A+</td><td>48-62</td></tr> <tr><td>A</td><td>45-47</td></tr> <tr><td>B</td><td>39-44</td></tr> <tr><td>C</td><td>34-38</td></tr> <tr><td>D</td><td>29-33</td></tr> <tr><td>E</td><td>23-28</td></tr> <tr><td>F</td><td>17-22</td></tr> <tr><td>G</td><td>1-16</td></tr> </table>		A+	48-62	A	45-47	B	39-44	C	34-38	D	29-33	E	23-28	F	17-22	G	1-16
A+	48-62																
A	45-47																
B	39-44																
C	34-38																
D	29-33																
E	23-28																
F	17-22																
G	1-16																

Interested parties should make their own enquires with the Local Authority ☎ 0300 123 7023.

EPC

An EPC is attached.

VIEWING

Strictly by appointment through the Sole Agents :-

Howard Moore
☎ 01244 345600
✉ howard@kenneymoore.co.uk

Subject to Contract

05.03.2025 (V2)