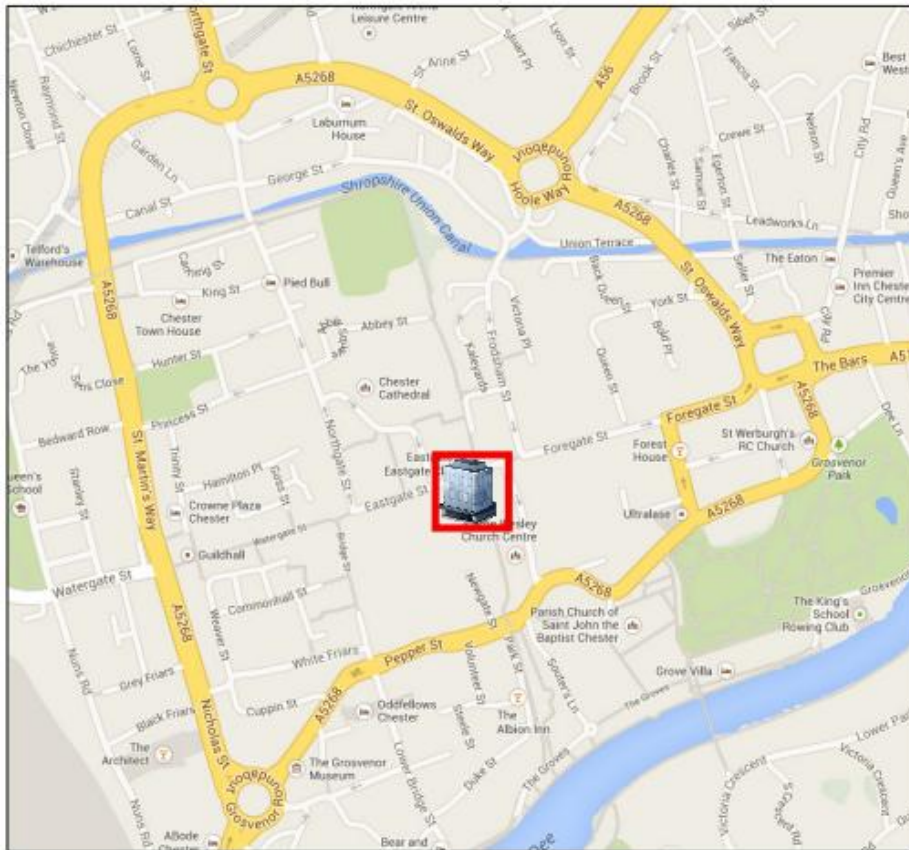


MODERN THIRD FLOOR OFFICE IN CHESTER CITY CENTRE

TO LET
5,469 SQ FT



LONGUS HOUSE
NEWGATE ROW
CHESTER
CH1 1ER

- **Modern Building.**
- **24hr access.**
- **Passenger lift.**
- **Central heating.**
- **Good natural light.**
- **Immediate occupation.**

LOCATION

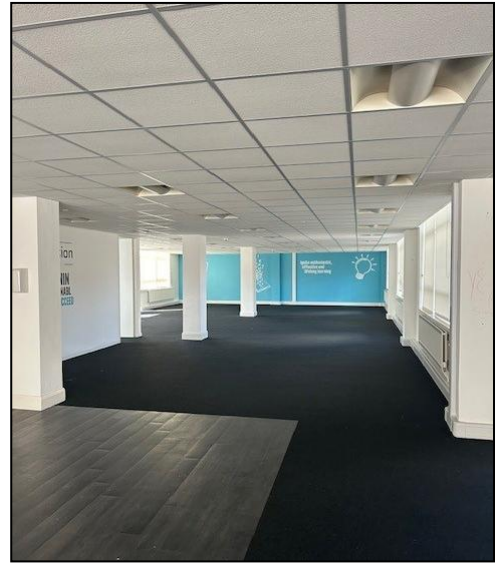
Occupying an attractive location in the heart of historic Chester, adjacent to the renowned Grosvenor Hotel. The entrance to Longus House lies on Newgate Row, the main Mall into the Grosvenor Shopping Centre, and provides 24 hour access.

ACCOMMODATION

A third floor open plan suite including some glazed partitioned offices, and kitchen area, all accessed via a shared central staircase and modern passenger lift from a ground floor entrance and reception.

LEASE

The accommodation is available on a new lease for a Term to be agreed.



RATES

Rateable Value : £48,000 pa

Rates Payable : £23,952 pa

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

05.03.25 (V3)

SERVICE CHARGE

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

RENT

£65,000 pax.

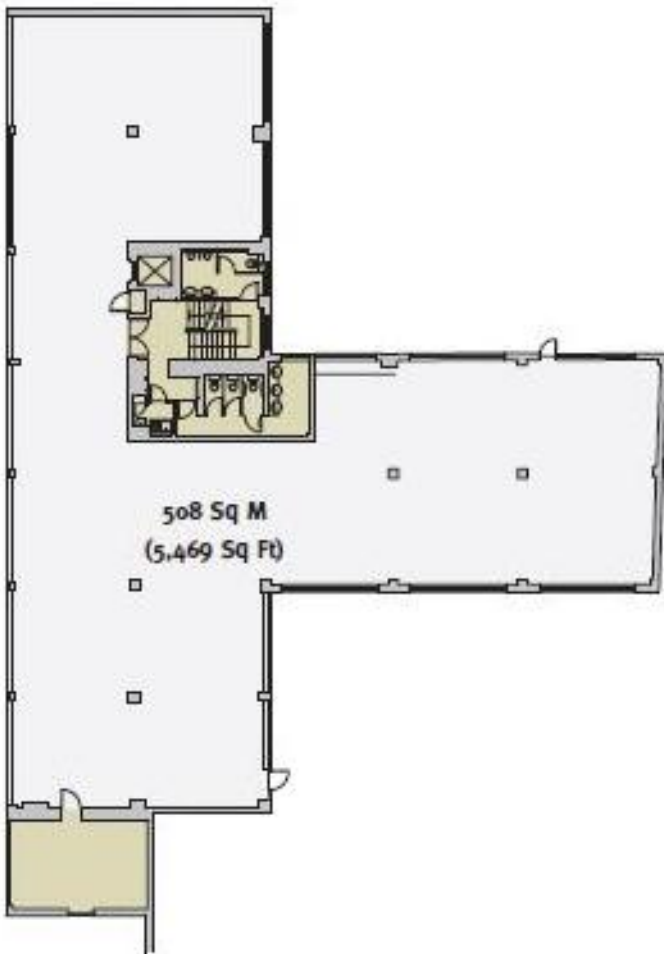
COSTS

Each party to be responsible for their own legal costs.

VAT

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





Energy performance certificate (EPC)

Longgate House Newgate Row Grosvenor Precinct CHESTER CH1 1ER	Energy rating D	Valid until: 1 July 2029 Certificate number: 0760-0531-8959-0825-8092
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.