

# Suites A & B, 1st Floor, Elder House, Park West, Sealand Road, Chester CH1 4RL

📏 **SIZE** - 1,865 - 3,730 SQ FT

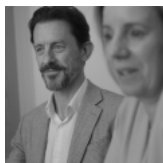
🏠 **TO LET** - FROM £16,760 PER ANNUM



INTERESTED IN THIS

## Make an enquiry

Contact our team to register your interest in this property and to get more details.



Jonty Goodchild

01244 311 681

07968 160 277

jonty@boltonbirch.com

DETAILS

## Suites A & B, 1st Floor, Elder House

### Quick Overview

2 identically sized office suites (1,865 sq ft each) available individually or as a combined suite.

Comprising the whole of the 1st floor of Maple House on the established Park West office park.

8 private allocated car parking spaces per suite.

Office space fully refurbished to high specification

### Location

Park West occupies a prominent position on Sealand Road (A548) 1.5 miles to the west of Chester city centre. It is located within 3 miles of Junction 12 of the M53. Sealand Road connects directly with the A55 North Wales Expressway and the M56 via Junction 16. Chester has a main intercity rail link which offers fast and frequent services nationwide.

Public transport facilities are excellent and Park West is located within an easy walking distance of the main Chester park and ride terminal. The successful Greyhound Retail Park, which provides a variety of shops, restaurants and leisure

facilities, is within a short walk. Park West is situated a short drive from the city centre and is one of Chester's most successful office developments combining the advantages of the city with the benefits of an out of town location.

## Description

The office space available comprises the whole of the 1st floor of Elder House which is a 2-storey modern detached office building situated within the impressive mature landscaped environment of Park West. Prior to occupation the office suite will be fully refurbished including a scheme of redecoration throughout, LED lighting, new carpeting and a fitted kitchen. The first floor of Elder House provides a large open plan office space providing great flexibility in layout for an incoming tenant but it also has several partitioned meeting rooms and private offices with shared WC facilities on each floor.

## Accommodation

The subject office suite has been measured on an IPMS 3 basis in accordance with RICS recommended practice as follows:

Suite A First Floor	1,865 sq ft (173.3 sq m)
Suite B First Floor	1,865 sq ft (173.3 sq m)
Whole First Floor	3,900 sq ft (362.3 sq m)

## Car Parking

The first floor of Elder House benefits from a generous 16 allocated private car parking spaces, 8 spaces per suite. There is further parking at The Sealand Road Park and Ride and there is on-road parking within Chester West Business Park.

## Lease

The premises are available to lease on terms to be agreed.

## Service Charge

A service charge is levied to cover a proportional element of the cost of the maintenance and upkeep of the common areas of the development. This is currently estimated at £5.46 per sq ft per annum. Please note that the service charge not only covers the maintenance and upkeep of the common areas it also includes all the heating to the office suite itself.

## Rent

Suite A First Floor	£16,760 per annum
Suite B First Floor	£16,760 per annum
Whole First Floor	£33,520 per annum

## VAT

All figures and prices quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

## Business Rates

The Valuation Office Agency Website ([www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)) has assessed the Rateable Value of each suite at £14,750 creating an estimated rates payable of £7,360 per annum per suite.

Please contact the Business Rates Department directly for confirmation.

## Energy Performance

The property has an Energy Performance Asset Rating of B42. A full copy of the Energy Performance Certificate is available to download above.

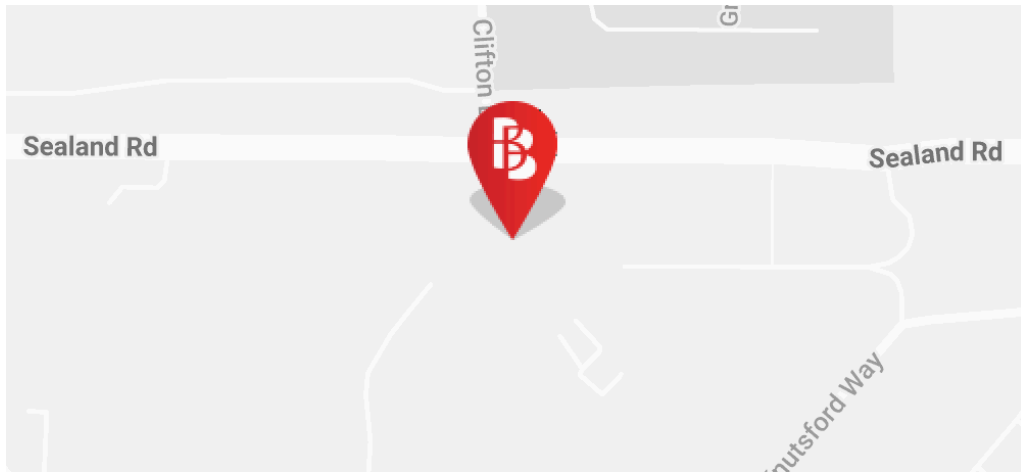
## Code For Leasing Business Premises

We draw your attention to the RICS Code for Leasing Business Premises which came into effect on 1st September 2020, a full copy of which is available for viewing [via this link](#) or via the agent.

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*Subject to contract*

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