

# TO LET

**GROUND AND FIRST FLOOR OFFICE SUITES  
WITHIN MODERN CITY CENTRE OFFICE  
BUILDING WITH CAR PARKING**

**Ground Floor Suite      452 sq ft**

**First Floor Suite        430 sq ft**

**Total                        882 sq ft**

**EACH FLOOR AVAILABLE SEPARATELY**

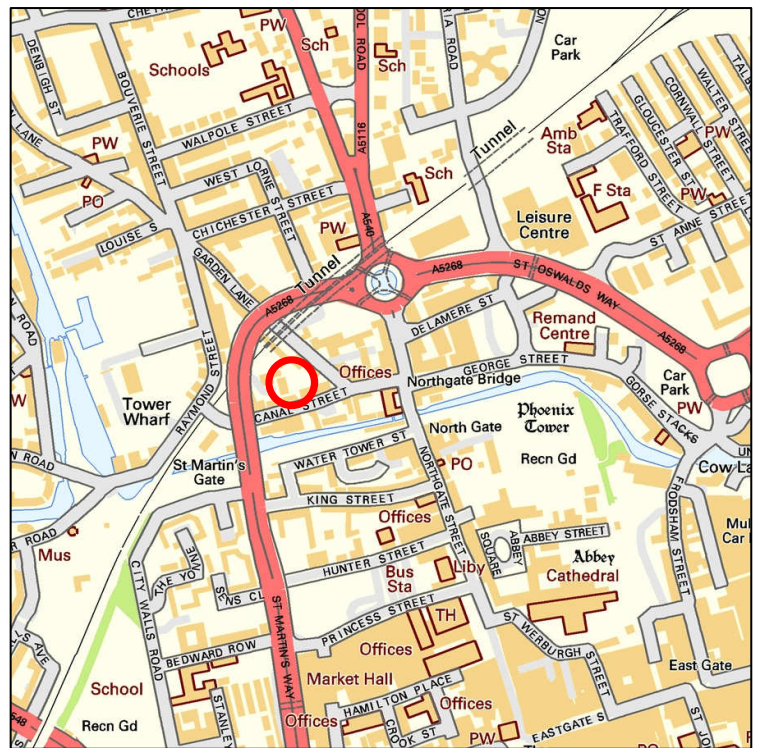


**1 Hunters Walk, off Canal Street  
Chester City Centre  
CH1 4EB**

**Bolton  
Birch**

[www.boltonbirch.com](http://www.boltonbirch.com)

**01244 311681**



### Location

1 Hunters Walk is situated in a prime City Centre location within a short distance walk to all the prime City Centre shops, restaurants, pubs and other associated amenities. Access to Hunters Walk is excellent being within several hundred yards of the main "Fountains Roundabout" on the City Centre Inner Ring Road.

### Description

The available offices comprise both the ground floor and first floor of Number 1 Hunters Walk, which is an end terrace modern office building. The Hunters Walk courtyard office development was constructed in 1989 and comprises a series of small to medium sized good specification buildings. The suite has recently been refurbished to a good modern standard to include fully fitted carpets, gas central heating and full suspended ceiling incorporating Category II VDU compatible light fittings. The suite also benefits from shared use of kitchenette and male, female and disabled w.c facilities.

Externally, there is a barrier controlled car park within which private car parking spaces are allocated to the suite.

### Accommodation

The subject office suite has been measured on a Net Internal Area basis in accordance with the Royal Institution of Chartered Surveyors Recommended Practice and we calculate that it extends to:

Ground Floor	452 sq ft (42 sq m)
First Floor	430 sq ft (40 sq m)
<b>TOTAL</b>	<b>882 sq ft (82 sq m)</b>

### Parking

Potentially 2 car parking spaces per floor are available by separate negotiation.

### Lease

The premises are available by way of a new lease for a term to be agreed.

### Rent

**Rents Now Reduced To:**

Ground Floor	£4,000 per annum exclusive
First Floor	£4,500 per annum exclusive

**Please note that each floor is available separately or as a whole.**

### VAT

VAT is not payable on rent.

### Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

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Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)

