

TO LET

**FIRST FLOOR OFFICE SUITE WITHIN
ATTRACTIVE GRADE II LISTED OFFICE
BUILDING WITH PRIVATE ALLOCATED CAR
PARKING IN A PRIME CITY CENTRE LOCATION.**

894 sq.ft. (83 sq.m)

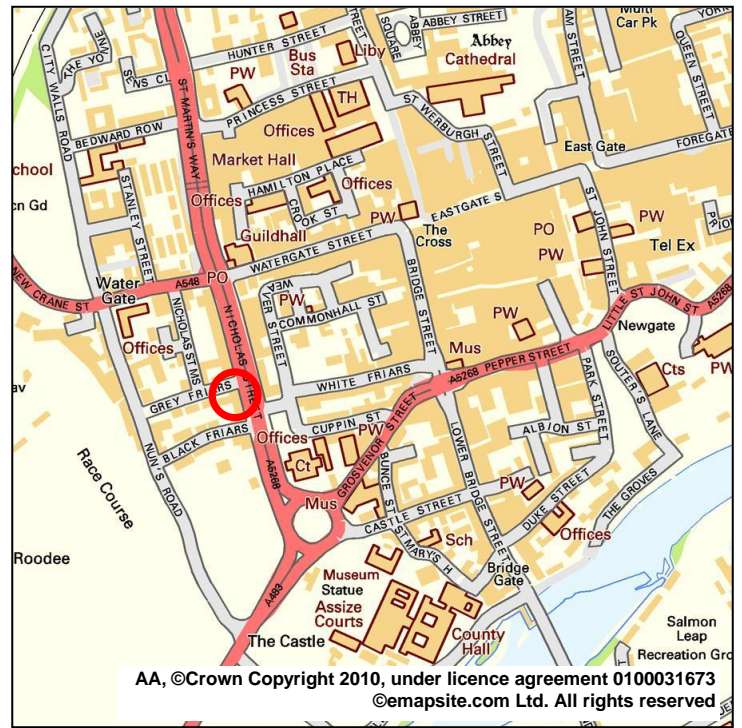
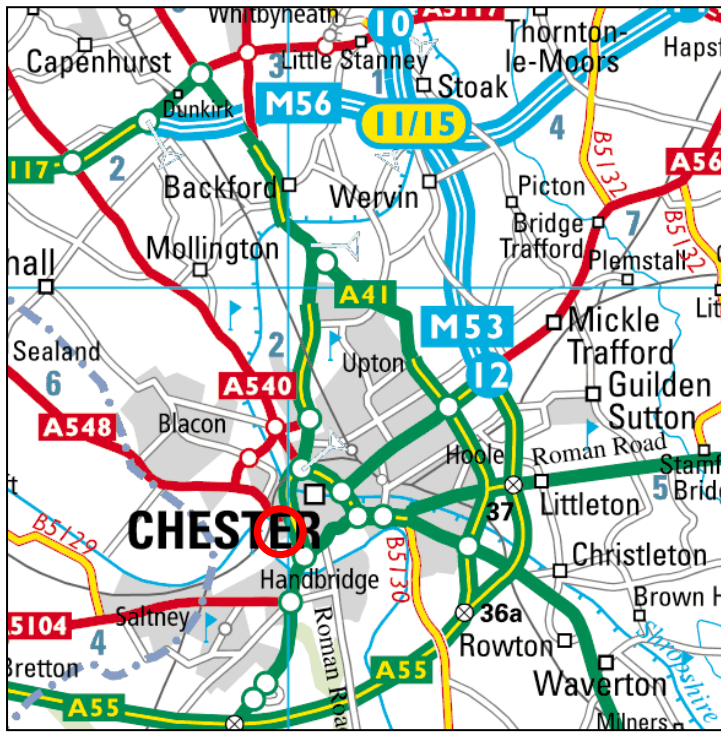


**1a GREY FRIARS
CHESTER
CH1 2NW**

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

The property is prominently located on Grey Friars which links directly with the Nicholas Street section of the inner ring road. This represents a prime city centre position within very easy walking distance of all the city centre shops, restaurants, cafes, banks, etc., while also providing good vehicular access via the city inner ring road. Grey Friars and Nicholas Street are particularly established and sought after locations for professional offices within the City Walls.

Description

1a Grey Friars is an attractive Grade II Georgian property of rendered brick elevations under a flat roof. The subject office suite provides principally flexible open plan space but with some partitioned private offices and boardrooms and benefits from its own kitchen and male and female WC facilities. The building benefits from gas central heating, security and fire alarm, carpeting throughout, suspended ceilings with fluorescent light fittings and timber framed windows.

Accommodation / Areas

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 they extend to the following areas :-

894 sq.ft. (83 sq.m.)

Car Parking

One car parking space is included.

Lease

The office suite is available by way of a new lease on terms to be agreed.

Rent

£10,000 per annum including one car parking space.

VAT

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

Further Information / Viewing

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

Tel: 01244 311681

Email: jonty@boltonbirch.com

Subject to contract

