

FOR SALE / TO LET

HIGH QUALITY BUSINESS UNITS

3,400 SQ FT - 6,800 SQ FT

GENEROUS PARKING ALLOCATION

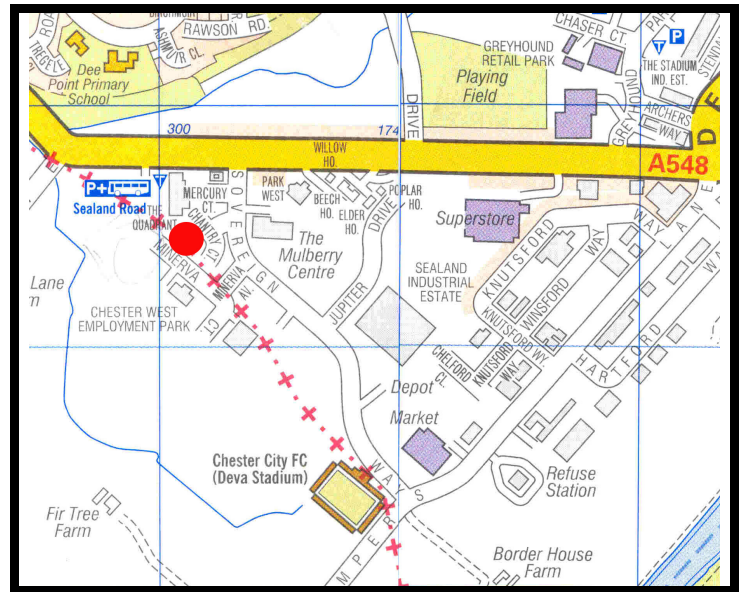
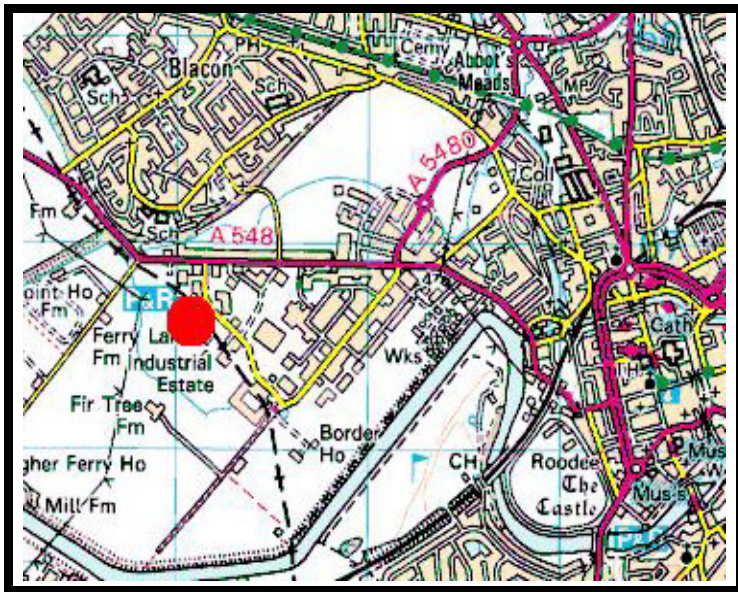


MINERVA COURT

CHESTER WEST EMPLOYMENT PARK

CHESTER





LOCATION

Minerva Court is situated within the successful Chester West Employment Park adjacent to the well renowned Sealand Road Industrial Estate, approximately 1.5 miles to the northwest of Chester City Centre. The area benefits from excellent communication links with the A548 Sealand Road, linking to the A550 and in turn the A55 motorway for access into and from North Wales. Junction 12 of the M53 is 3 miles to the east, which gives access to the North West of England regional motorway network.

DESCRIPTION

The 2 remaining units are part of a terraced row of steel framed units with partial full height glazing and panel cladding, giving excellent levels of natural light.

Internally the premises offer excellent open plan accommodation over two floors with a return staircase to the first floor. The units benefit from private toilet and kitchen facilities along with disabled facilities all located on the ground floor.

Externally, there is the benefit of 14 allocated car parking spaces per unit.

ACCOMMODATION / AREAS

From measurements taken on site, we estimate the Net Internal Area to be as follows :-

| | | |
|--------|-------------|--------------------|
| Unit 3 | 3,400 sq ft | 316 m ² |
| Unit 4 | 3,400 sq ft | 316 m ² |

SUBJECT TO CONTRACT

TERMS

The last two remaining units are available to rent or purchase (of the long leasehold interest) on the following terms :-

| | |
|------------------|-----------------------------|
| Rent - | £34,000 per annum exclusive |
| Purchase Price - | £375,000 exclusive |

RATES

From information obtained from our own in-house rating database we understand that each unit is assessed as follows:-

| | |
|-------------------------------|---------|
| Rateable Value | £30,000 |
| Rates Payable for 2007 / 2008 | £13,860 |

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

V.A.T

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

VIEWING / INSPECTION

All arrangements to view the premises are strictly by prior appointment with the joint letting / selling agents.

Bolton Birch - Jonty Goodchild
Tel: 01244 311681

Mason Owen - Mark Fearnall / Chris Walker
Tel: 01244 317337

Details Dated 09 / 06 / 2008
Ref : JG / AME