

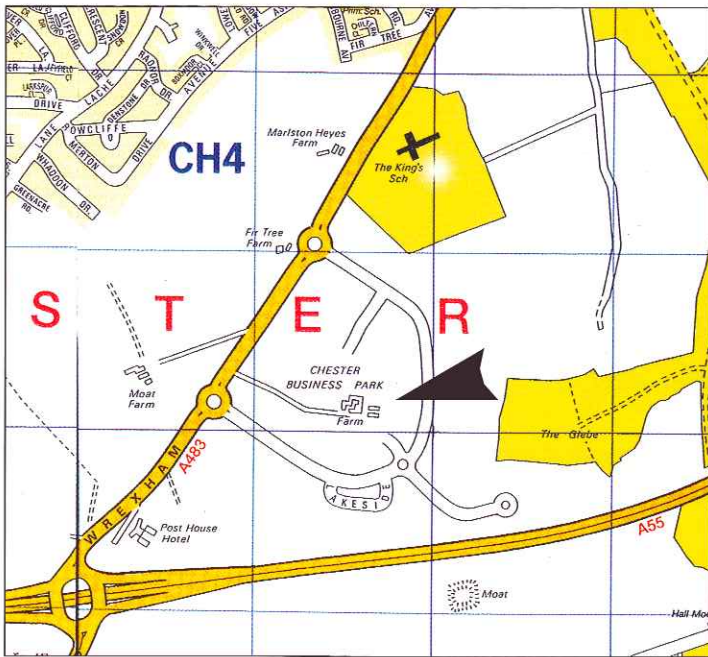
TO LET

**MODERN GROUND FLOOR
OFFICE SUITE
WITH ON SITE CAR PARKING
3,010 SQ FT (279.6 M²)**



**UNIT 3B NORTHGATE
PAVILIONS,
CHESTER BUSINESS PARK,
CHESTER**

**Bolton
Birch**
www.boltonbirch.com
Shippage House, Shippage Street, Chester CH1 1RT
01244 311681



LOCATION

The Pavilions Office Complex is situated in the heart of Chester Business Park approximately one mile south of the historic city of Chester. The park is set in 150 acres of open countryside and benefits from excellent access onto the adjacent A55 North Wales Expressway which links with Junction 12 of the M53 within five miles and the M56 and national motorway network thereafter.

The business park is well established as the premier office park in the North West, having attracted a range of occupiers including Bank of Scotland, Marks & Spencer Money, MBNA and Bristol Myers Squibb.

DESCRIPTION

The Pavilions is a development of four separate office buildings set in attractive landscaped gardens providing a peaceful working environment. The subject office suite is ground floor only allowing disabled access. The suite provides principally open plan flexible space but with the advantage of some partitioned private offices.

The suite has been finished to a good modern specification outlined as follows:

- Suspended tiled ceiling with Category II lighting
- Carpet tiles throughout
- Double glazed windows
- Male and female wc's
- Kitchen facility
- 10 on-site car parking spaces

FLOOR AREA

The premises have been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice: 3,010 sq ft (279.6m²).

TERMS

The suite is available to let by way of an assignment of a lease due to expire on 24th September 2015 or alternatively by way of a new sub lease for a term to be negotiated.

RENT

On Application

VIEWING

Strictly by appointment with the sole agents Bolton Birch. Please contact Jonty Goodchild.



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