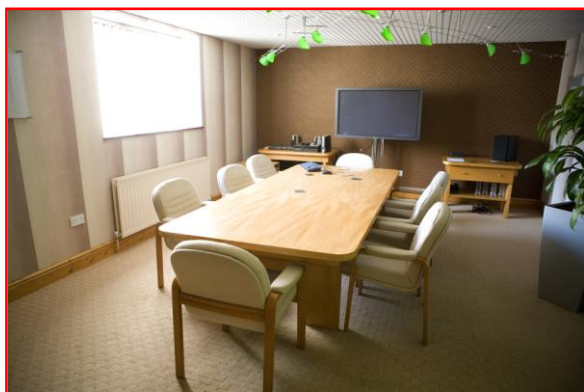


TO LET

**HIGH QUALITY GROUND FLOOR OFFICE SUITE
WITH PRIVATE ALLOCATED CAR PARKING .**

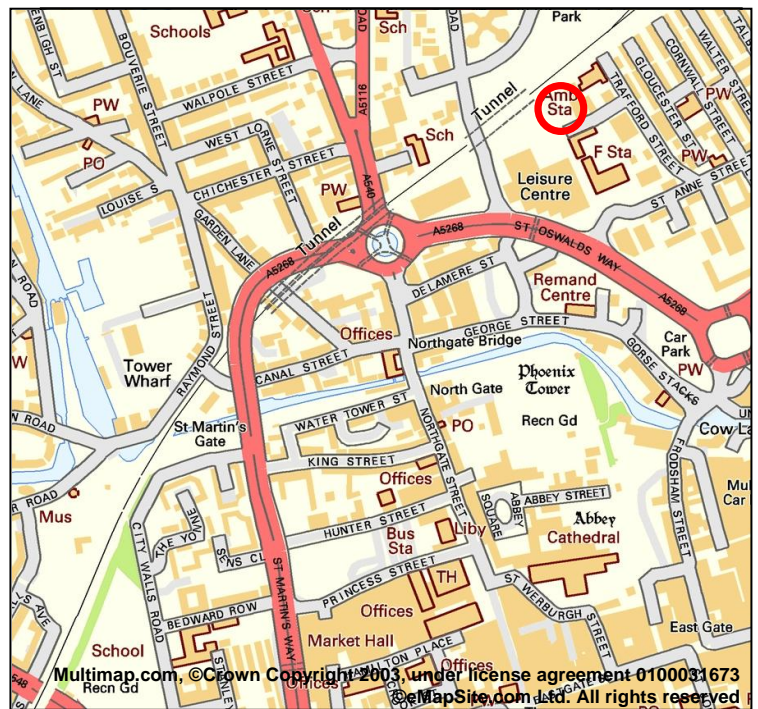
ONLY £6 PER SQ FT

1,500 SQ FT WITH PRIVATE CAR PARKING



**Oakbase House, Trafford Street
Chester CH1 3HP**

**Bolton
Birch**
www.boltonbirch.com
01244 311681



Location

Oakbase House is located on Trafford Street which comprises an easily accessible edge of City Centre location. Access to Trafford Street is excellent being directly off the City Inner Ring Road via St. Annes Street. This location has the benefit of easy access and good car parking, whilst being within close proximity and easy walking distance of all the prime Chester City Centre shops, restaurants, banks, cafes and other associated amenities.

Description

Oakbase House comprises a modern, detached, two-storey office building with part brick and part rendered elevations under a pitched roof. Internally the offices have been finished to a good modern specification to include suspended ceilings incorporating Category 2 light fittings, central heating, a mixture of tiled, exposed wood / laminate and carpet flooring, security alarm and window blinds.

The subject office suite is located at ground floor level and is open plan in nature but has a number of glass partitioned offices, feature boardroom, store room and benefits from a shared kitchen and ladies, gents and disabled WC facilities.

Car Parking

Externally, there is a large surfaced car park for the exclusive use of tenants of Oakbase House. The subject office suite benefits from 8 allocated car parking spaces.

Accommodation / Areas

The subject property has been measured on a Net Internal Area basis in accordance with the RICS Recommended Practice and we calculate that they extend to:

1,500 sq ft (139.4 sq m)

Rent

ONLY £6 PER SQ FT equating to an annual rental of £9,000 per annum exclusive including 4 private allocated car parking spaces. There are a further 4 car spaces available by separate rental. Further information available upon request.

Lease

The office suite is available to lease on terms to be agreed.

VAT

All figures and prices 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

