

# FOR SALE

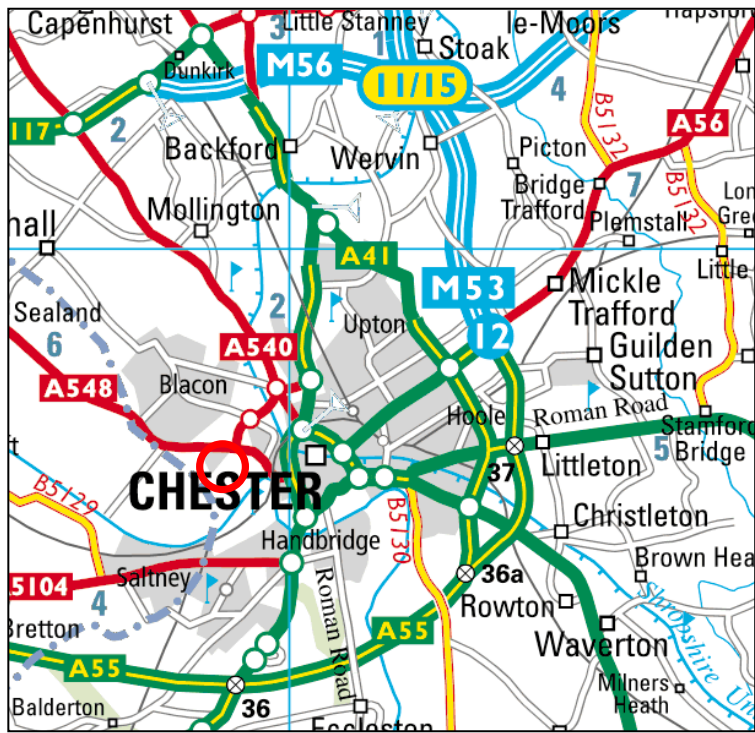
**MODERN PURPOSE BUILT OFFICE BUILDING  
PROVIDING OPEN PLAN ACCOMMODATION  
ACCOMPANIED BY PRIVATE OFFICES AND  
BOARDROOM WITH GOOD LEVELS OF ALLOCATED  
CAR PARKING.**

**4,950 sq ft (460 sq.m)**



**Rotary House, 3 Chantry Court,  
Sovereign Way, Chester  
CH1 4QN**





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**Location**

The subject property is located in a prominent position on Chantry Court fronting Sovereign Way within the successful Chester West Business Park and adjacent to the well renowned Sealand Road Industrial Estate. Located within 1.5 miles to the north west of Chester City Centre this area benefits from excellent communication links with the A548 Sealand Road which provides direct access to the city centre to the east, while to the west it provides access to the A55 North Wales Expressway, M53 and M56 motorways.

Chester West Business Park represents an established and sought after location for business and industry with many high profile occupiers including Royal Mail, Scottish Power and Chester & District Housing Trust. The adjoining Greyhound and Deva Retail Parks are also home to leading retail brands such as B & Q, Comet, Halfords, Homebase and PC World amongst others.

**Description**

The subject property comprises an “L”-shaped mid-terrace modern office building constructed around a steel portal frame with brick elevations incorporating powder coated aluminium framed windows under a steel clad roof. Internally, the offices are finished to a good modern specification to include air conditioning throughout and provide a combination of open plan space, private partitioned offices and boardroom facilities, accompanied by entrance reception/waiting area and male and female WC facilities.

Externally the property benefits from 7 private allocated car parking spaces.

**Areas**

The premises have 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:

Ground Floor	2,093 sq ft	(195 sq.m)
First Floor	1,988 sq ft	(185 sq.m)

**Tenure**

We are advised that the property is held freehold.

**Price**

Offers in the region of £395,000 (*Three hundred and ninety five thousand pounds*) exclusive.

**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:

Jonty Goodchild  
Tel: 01244 311681

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



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