

TO LET

A PROMINENT AND ATTRACTIVE GRADE II LISTED GEORGIAN BUSINESS CENTRE FULLY REFURBISHED TO AN EXCELLENT STANDARD IN A PRIME CITY CENTRE LOCATION

**SERVICED OFFICE LETTINGS
FROM 100 sq ft – 3,000 SQ FT**

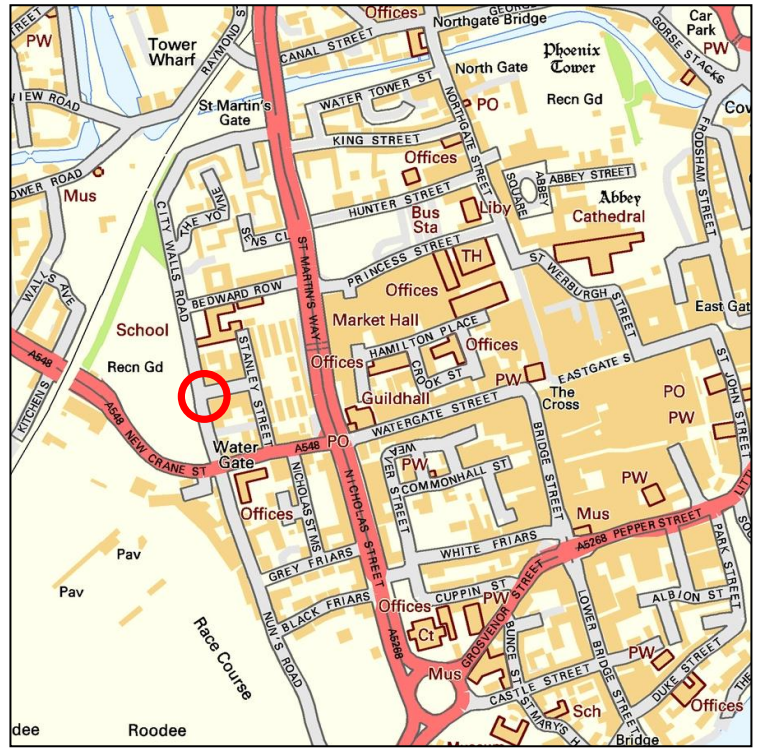
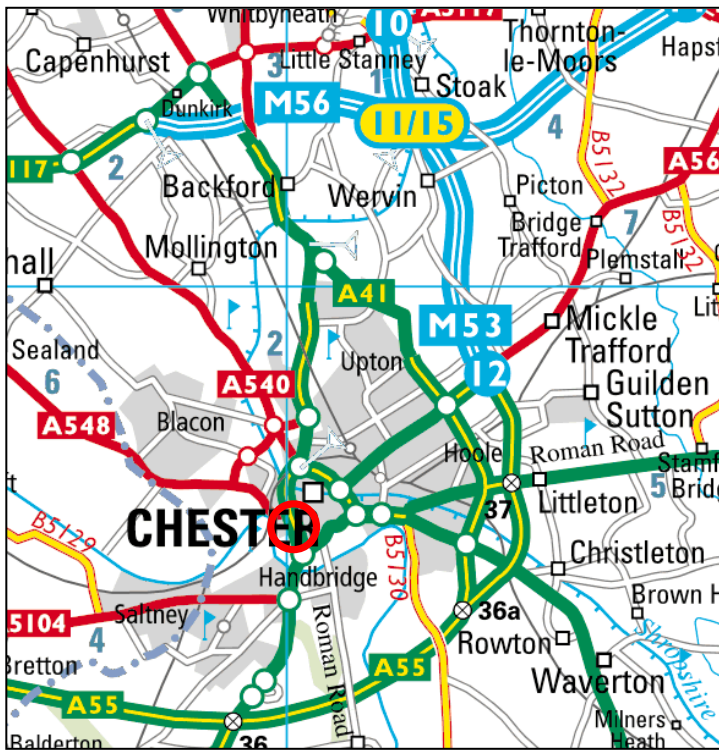


**Sedan House
Stanley Place, Chester
CH1 2LU**

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

Sedan house occupies a prominent corner position within the attractive Georgian Square of Stanley Place. The Square was restored using original materials and is now one of the most attractive and sought after location for offices in Chester City Centre. Stanley Place is located close to the City inner ring road within The City Walls and approximately 100 yards from Chester Racecourse which offers extensive car parking. This location combines the benefits of ease of access with being within very easy walking distance of all the shops, pubs, restaurants and other amenities of the city centre

Description

Sedan House comprises an attractive and appealing three storey Georgian Office building with basement. The property is Grade II Listed and is of traditional construction with brick elevations under a slated roof and retains many period features.

Internally, the accommodation provides a number of spacious private offices accompanied by kitchen and WC facilities. The large sash windows provide good levels of natural lighting to create a pleasant working environment. The entire property has just been extensively refurbished and now provides office space of an excellent standard ready for immediate occupation. The property is heated via a gas-fired central heating system and is lit with a variety of traditional style drop lighting.

Sedan House is an attractive and appealing property providing a good standard of office accommodation.

Accommodation

Sedan House provides individual rooms and suites of offices ranging in size from 100 sq ft to 3,000 sq ft accompanied by basement storage.

Parking

The subject office suite is located close to a number of car parks and is particularly close to the Chester Racecourse car park which is within approximately 100 yards.

Terms

Accommodation is available to lease on fully inclusive terms as per the attached schedule.

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



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SEDAN HOUSE

SCHEDULE OF AVAILABLE OFFICE SUITES

FLOOR	SUITE	SIZE SQ FT	SIZE SQ M	RENT (per annum exclusive)
Ground Floor	Rooms G1	428	39.76	LET
Ground Floor	Room G2	167	15.51	LET
Ground Floor	Room G3	161	14.96	LET
First Floor	Room F1	205	19.04	£4,100
First Floor	Room F2	182	16.91	£3,640
First Floor	Room F3	197	18.30	LET
First Floor	Room F4	127	11.80	LET
First Floor	Room F5	109	10.13	£3,250
Second Floor	Room S1	215	19.97	LET
Second Floor	Room S2	166	15.42	LET
Second Floor	Room S3	198	18.39	£3,900
Second Floor	Room S4	92	8.55	LET
Second Floor	Room S5	271	25.18	LET

Please note that the above rentals are fully inclusive of rent, business rates, service charge, buildings insurance, all utilities and any other running costs of the building.

For further information or to arrange a viewing, please contact:

Jonty Goodchild @ Bolton Birch

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