

TO LET

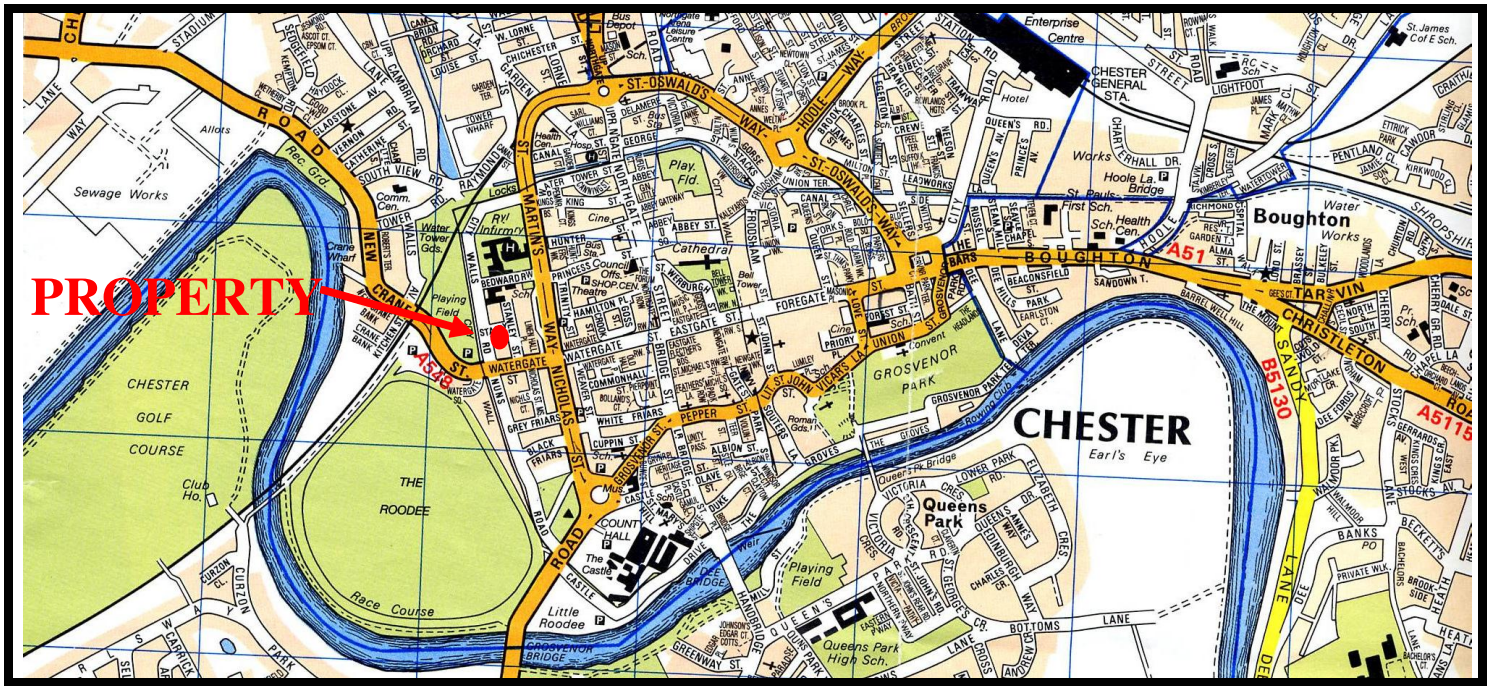
**GRADE 11 LISTED
GEORGIAN OFFICE BUILDING
WITH PRIVATE CAR PARK
IN PRIME CITY CENTRE LOCATION**

**2,000 Sq Ft (185.9 M²)
Plus Basement**



**7 STANLEY PLACE
CHESTER
CH1 2LU**





LOCATION

7 Stanley Place occupies a mid-terraced position within the attractive Georgian Square of Stanley Place. The Square was restored / refurbished using original materials and now is one of the most attractive and appealing locations for offices in Chester. Stanley Place is located close to the City inner ring road within The City Walls and a few hundred yards from the Chester Racecourse. This location combines the benefit of ease of access with being within very easy walking distance of all the shops, pubs, restaurants and other amenities of prime Chester City Centre. The subject property is also located very close to several large public car parks.

DESCRIPTION

7 Stanley Place comprises an attractive and imposing Georgian office building providing accommodation on basement, ground and first floor levels. The property is Grade II Listed and is of traditional construction with brick elevations under a slated roof and retains many attractive original period features.

Internally, the accommodation provides a number of generous sized offices with large traditional timber sash windows providing good levels of natural lighting to create a pleasant working environment. The property provides office space of a good specification ready for immediate occupation and is heated via a gas fired central heating system and is lit via a variety of traditional style drop lighting and fluorescent fittings.

SUBJECT TO CONTRACT



ACCOMMODATION / AREAS

The premises have been measured on a Net Internal Area basis in accordance with the RICS Recommended Practice and we calculate that the extend to the following areas :-

| | | |
|------------------------------|--------------------|----------------------------|
| Basement | 200 sq ft | (18.06 m ²) |
| Ground & First Floor Offices | 2,000 sq ft | (185.08 m ²) |
| TOTAL | 2,200 sq ft | (204 m²) |

CAR PARKING

To the rear of the subject property is a private car park which provides parking for approximately six vehicles.

LEASE

The premises are available by way of an assignment of the existing lease which is due to expire on 3rd June 2012 and is drawn on a standard full repairing and insuring basis. Alternatively, consideration may be given to a shorter sub-letting.

RENT

The current passing rental is £25,000 (twenty five thousand pounds) per annum exclusive which is fixed until the end of the lease.

V.A.T

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

VIEWING / INSPECTION

For viewing and further information please contact Jonty Godchild.

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Details Dated : 02 / 07 / 2008
Ref : JG / AME