

TO LET

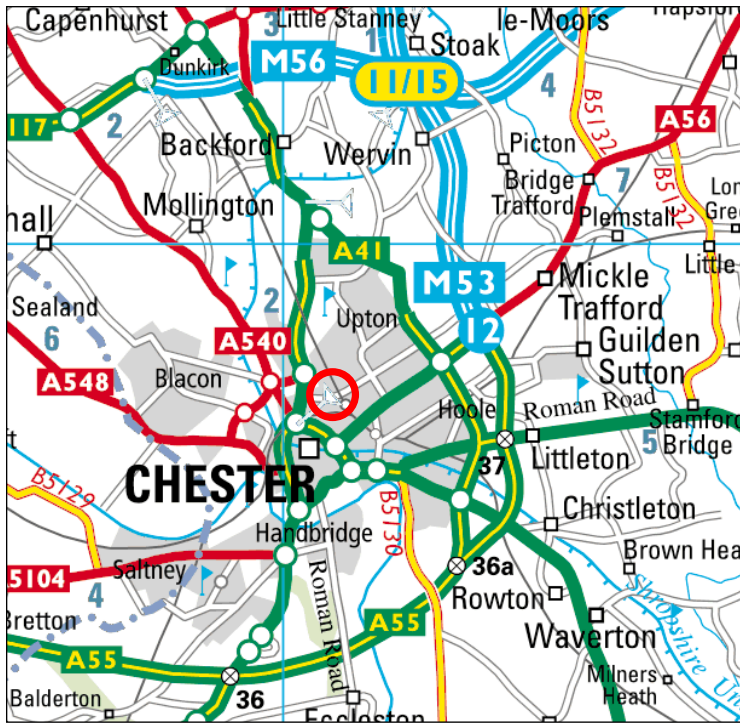
**DETACHED BUSINESS UNIT COMPRISING
WORKSHOP/WAREHOUSE AT GROUND FLOOR
WITH MODERN OFFICES AT FIRST FLOOR IN
CONVENIENT FRINGE OF CITY CENTRE
LOCATION**

2,107 sq ft (195.7) sq m



**11 Victoria Road,
Chester CH2 2AX**





Location

The subject property is conveniently located on Victoria Road which can be accessed either directly off the St Oswalds Way section of the city inner ring road or alternatively, can be accessed to the north via Victoria Road without the need to enter the inner ring road system if so preferred. Victoria Road is home to a number of local businesses, private residences and also the Northgate Arena leisure centre. There is an abundance of on street and private car parking available in the vicinity and all the city centre shops, banks, cafes, restaurants and other associated amenities are all within easy walking distance.

Description

The subject property comprises a detached two storey business unit with full height brick elevations incorporating timber glazed window units. The ground floor of the property provides an open plan workshop/warehouse area with direct vehicular access from street level via a roller shutter access door. The warehouse benefits from a solid concrete floor and fluorescent strip lighting. The first floor is accessed from an independent pedestrian access door leading to an enclosed staircase. The first floor offers open plan office accommodation accompanied by private office and boardroom, WC facilities and kitchen and is finished to a good modern standard to include carpet finished floors and suspended ceilings incorporating fluorescent light fittings throughout. Externally and to the front of the unit is a designated car parking area.

Accommodation / Areas

The subject property has been measured on a gross internal area basis in accordance with the Royal Institution of Chartered Surveyors Recommended Practice and we calculate that they extend to the following areas :-

Ground Floor	1,054 sq ft	(97.9 sq m)
First Floor	1,054 sq ft	(97.9 sq m)
Total	2,107 sq ft	(195.8 sq m)

Terms

The premises are available by way of a new lease for a period to be agreed.

Rent

Offers in the region of £14,000 (fourteen thousand pounds) per annum exclusive to include all on-site car parking.

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



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