



# Halladale House

LAKESIDE, CHESTER BUSINESS PARK, CHESTER

To let HIGH QUALITY SELF-CONTAINED OFFICE PREMISES

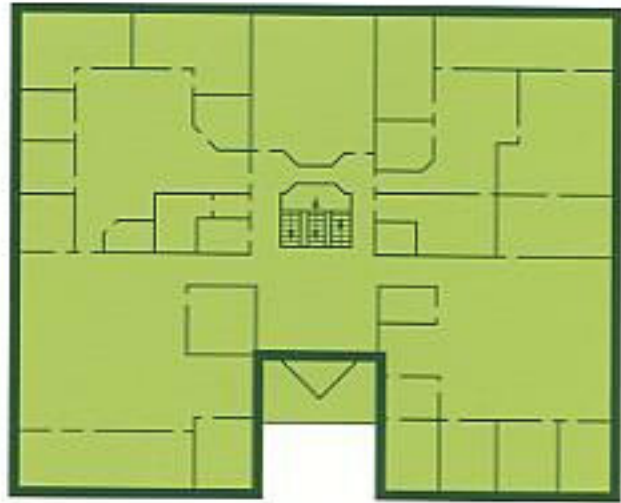
## Description

The accommodation forms part of the prestigious Lakeside Development situated at the entrance of Chester Business Park.

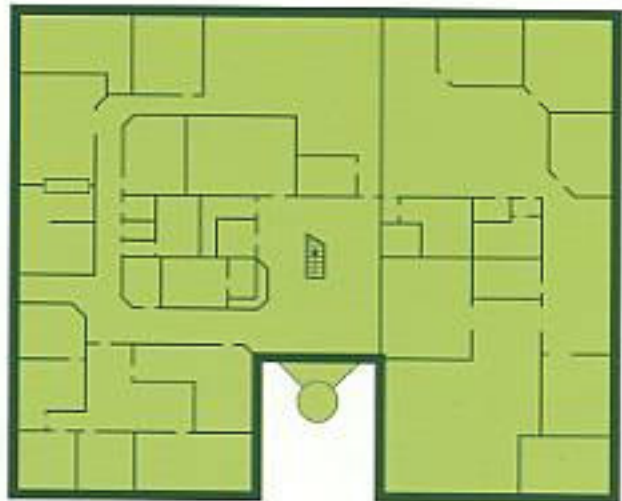
The accommodation has been partitioned internally and provides mainly open plan offices, with private offices, stores and full staff catering facilities are provided to service the accommodation. Partitioning is to a high standard incorporating partly glazed demountable units with vertical blinds.

The specification is of high quality and includes gas fired central heating, full accessed floors, Category II lighting and prestigious reception area.

## First Floor



## Ground Floor





## Accommodation

Measured on a Net Internal Area basis we estimate the premises extend to the following:

Floor	M <sup>2</sup>	Sq ft
Ground Floor	846.34	9110
First Floor	850.89	9159
Total	1697.23	18629

## Viewing

Via the joint letting agents:

Edwin Hill  
Olympic Court,  
The Village,  
Trafford Park,  
Manchester  
M17 1AP

Tel: 0161 877 6622  
Fax: 0161 877 9876  
ehnorth@edwinhill.co.uk

Bolton Birch  
Shippgate House,  
Shippgate Street,  
Chester  
CH1 1RT

Tel: 01244 311 681  
Fax: 01244 344 090  
agents@boltonbirch.prestel.co.uk

## Car Parking

On site parking is provided on a ratio of 1:265 sq ft.

## Terms

The premises are available by way of an assignment of a full repairing and insuring lease expiring 2017, or alternatively for a sublease for a term of years to be agreed.

## Rent

Details of rents are available upon application.

## Business Rates

The building is entered in the 2000 rating list with a rateable value of £199,000. Interested parties are advised to make their own enquiries to Chester City Council. Telephone: 01244 402472.

## Service Charge

Accommodation is subject to a service charge. Full details are available upon application.

## Legal Costs

Each party to bear their own legal costs in relation to the transaction.

## VAT

All figures are quoted exclusive of, but may be liable to VAT.

