

FULLY REFURBISHED CITY CENTRE OFFICES AVAILABLE

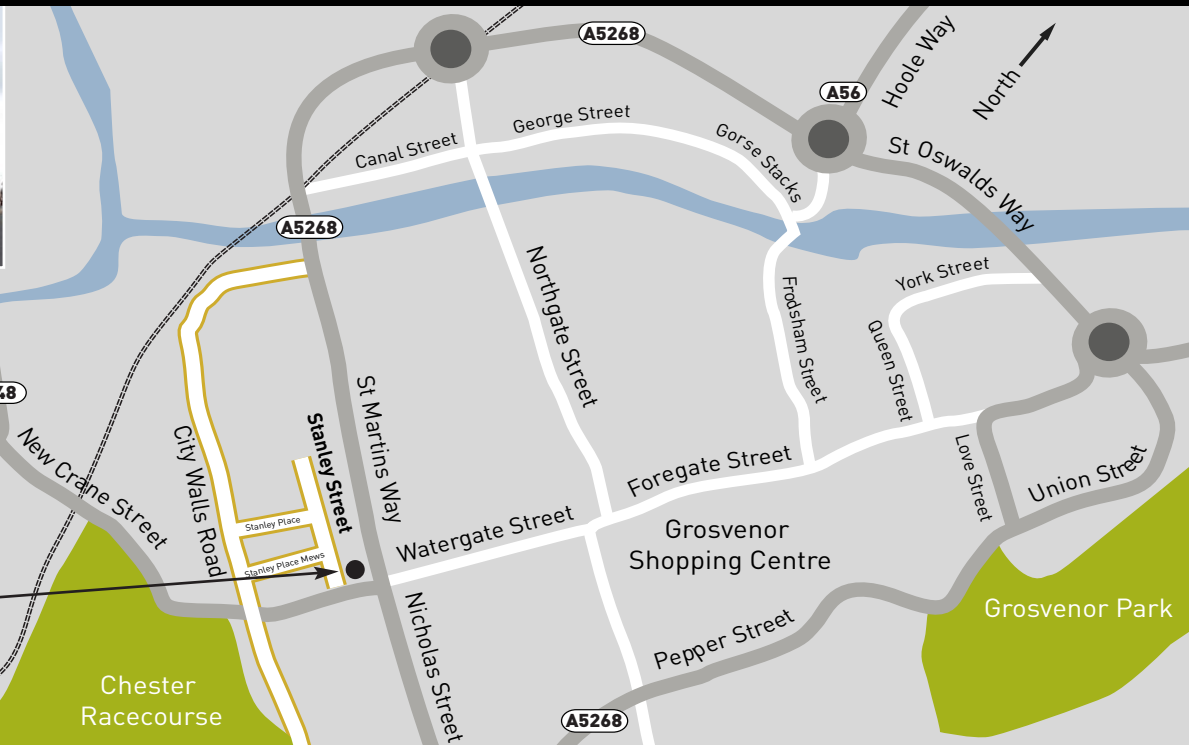
TO LET

FROM 332 SQ FT – 11,477 SQ FT
GENEROUS ON SITE PARKING AVAILABLE.



LINENHALL HOUSE STANLEY STREET CHESTER CH1 2LR

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SATELLITE NAVIGATION CH1 2LR

LOCATION

Linenhall House is located:

- In a very prominent position on the corner of Lower Watergate Street and Stanley Street
- At the heart of Chester city centre
- Close to the city centre shops, bars and restaurants
- Extensive public car parking including Chester Race Course

DESCRIPTION

Linenhall House is:

- An impressive Grade II Listed Georgian office building
- Recently refurbished including entrance reception and exterior
- Modernised well specified office accommodation on ground and upper floors
- Central heating
- Male and female toilets on alternate floors
- Generous on-site private car parking



ACCOMMODATION/AREAS

The refurbished office suites vary from **332 sq ft** to **11,477 sq ft**. CAD plans are available.

LEASE

Office suites are available by way of a new lease for a term to be agreed. Flexible terms are available.

RENT

All offices are available at competitive rentals from **£7.50 per sq ft** per annum exclusive.

SERVICE CHARGE

A service charge is levied on the tenant to cover the repair, up keep and maintenance of the common areas and exterior of Linenhall House. Further details available on request.

VAT

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

FURTHER INFORMATION/VIEWING

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LINENHALL HOUSE

SCHEDULE OF AVAILABLE OFFICES SUITES

FLOOR	SUITE	SIZE SQ FT	SIZE SQ M	RENT (per annum exclusive)
Ground Floor	Suite A1	332	30.8	£3,818
Ground Floor	Suite A2	1,507	140.0	£11,303
First Floor	Suite A1	758	70.4	£5,685
First Floor	Suite A2	798	74.1	£5,985
First Floor	Suite B	1,580	146.8	£11,850
Second Floor	Suite A	1,516	140.8	£11,370
Third Floor	Suite A	1,238	115.0	£9,285
Third Floor	Suite B	1,551	144.1	£11,633
TOTAL		9,280	862	£70,929

Basement storage and car parking spaces are available by separate agreement.
Please note that suites can be combined to meet specific size requirements.

For further information or to arrange a viewing, please contact:
Jonty Goodchild @ Bolton Birch

Subject to Contract



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