

TO LET

**MODERN OPEN PLAN FIRST FLOOR OFFICE
SUITE WITH EXCELLENT ON-SITE CAR
PARKING.**

4,520 sq ft

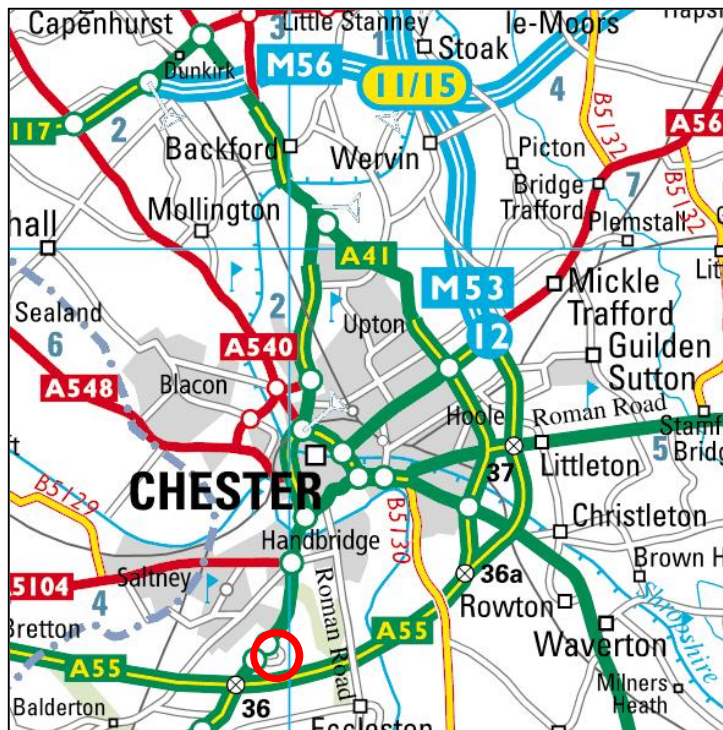


**2C and 2D Newgate Pavilion
Chester Business Park
Chester
CH4 9QH**

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

The Pavilions office complex is situated in the heart of Chester Business Park approximately one mile south of the historic City of Chester. The Park is set in 150 acres of open countryside and benefits from excellent access onto the adjacent A55 North Wales Expressway which links with Junction 12 of the M53 within 5 miles and the M56 and national motorway network thereafter. The Business Park is well established as the premier office park in the North West, having attracted a range of occupiers including MBNA, Marks & Spencer Money and The Funding Corporation.

Description

The Pavilions is a development of four separate office buildings set in attractive landscaped gardens providing a peaceful working environment. The subject office suite is second floor and provides principally open plan flexible office space but with the advantage of some partitioned private offices.

The suite has been finished to a modern specification outlined as follows :

- Suspended tiled ceiling with Category 2 lighting
- Carpet tiles throughout
- Double glazed windows
- Central heating
- Air conditioning
- Male and female WC facilities
- 14 on-site private car parking spaces

Accommodation / Areas

The subject property has been measured on a Net Internal Area basis in accordance with the Royal Institution of Chartered Surveyors Recommended

Practice and we calculate that they extend to the following areas :-

4,521 sq ft (420 sq m)

Lease

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

Rent

On application.

Rent Free

An attractive rent free package can be made available to an incoming tenant on terms to be agreed.

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

