

TO LET

**INDIVIDUAL SERVICED OFFICE ROOMS IN A
PERIOD PRIME CITY CENTRE OFFICE BUILDING
WITH CAR PARKING. FLEXIBLE TERMS
AVAILABLE**

165 Sq Ft - 429 Sq Ft

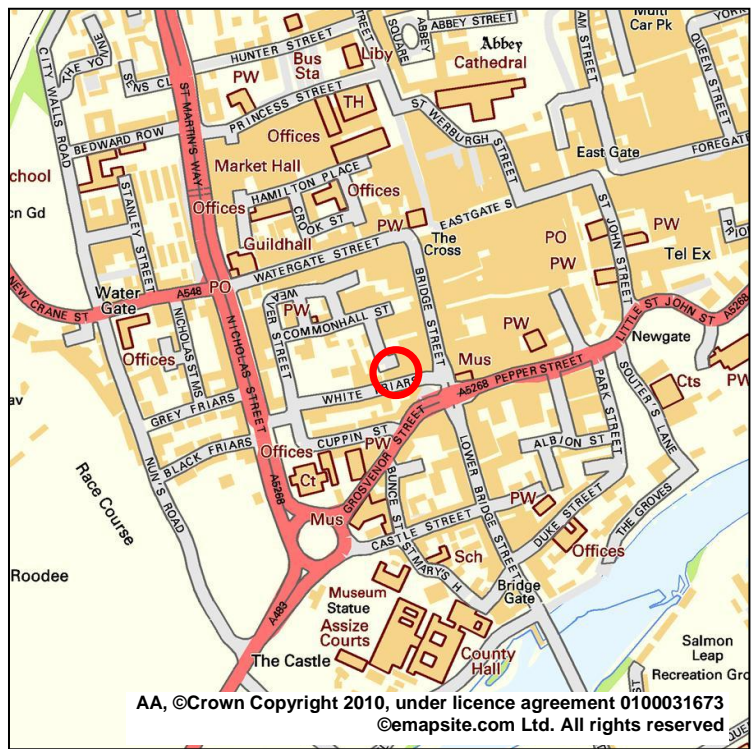


**First Floor, 10 White Friars
Chester.
CH1 1NZ**

**Bolton
Birch**

www.boltonbirch.com

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Location

The subject property is located mid-way along White Friars in the heart of the professional core of Chester city centre within the City Walls. White Friars is one of the best established and most sought after locations for professional offices in Chester, being conveniently situated between the Inner Ring Road and the prime city centre shops and other amenities which are within a very easy walking distance of the subject property.

Description

10 White Friars comprises an attractive mid-terraced three storey Georgian office building of traditional brick construction under a slated roof. The suite is accessed directly off White Friars and comprises a series of five rooms easily adaptable for use as reception, board room and private offices. The offices are accompanied by male and female WC facilities and a safe store room. The offices are finished to a modern specification to include fully fitted carpets, fluorescent lighting and central heating throughout but retain many original features.

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 :-

First Floor Office 1	165 sq ft (15.3 sq m)
First Floor Office 2	183 sq ft (17.0 sq m)
Total	348 sq ft (32.3 sq m)

Please note there is additional ancillary space of 81 sq ft (7.5 sq m) available if required.

Terms

Flexible lease arrangements are available at the following fully inclusive rentals:

First Floor Office 1:	£3,300 per annum
First Floor Office 2:	£3,660 per annum

Car parking spaces are available at an annual charge of £1,000 per space.

VAT

All figures 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



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