

**GORSE STACKS, DELAMERE STREET,  
CHESTER, CH1 4DS**

## **OFFICE TO LET**

**GOOD QUALITY OFFICE OR HEALTH CARE  
ACCOMMODATION TO LET**

**WILD**

COMMERCIAL PROPERTY

01244 321 555

[www.wildcp.co.uk](http://www.wildcp.co.uk)



### **Location**

The office occupies a prominent position in the heart of the historic city of Chester. It has excellent visibility close to the inner ring road. The property can be more readily identified from the attached plan.

### **Description**

The accommodation is situated on the fourth floor of the Fountains Medical Centre with communal reception, lift and staircase,. The offices are open plan. There is a public car park in the basement.

### **Tenure**

The offices are available on new effectively full repairing

### **Accommodation**

The property has the following approximate net internal areas:

Fourth Floor	12000 sqft	1115 sqm
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### **Rent**

£15 PSF

### **Assessments**

Verbal enquiries of the Local Authority indicate the property has not yet been assessed for rating purposes.

and insuring leases, subject to upward only rent reviews.

**Legal Costs**

Each party to be responsible for their own legal costs incurred in the transaction.

**EPC**

An EPC has been commissioned.

**VAT**

Prices, outgoing and rentals are exclusive of but may be liable to VAT.

**Service Charge**

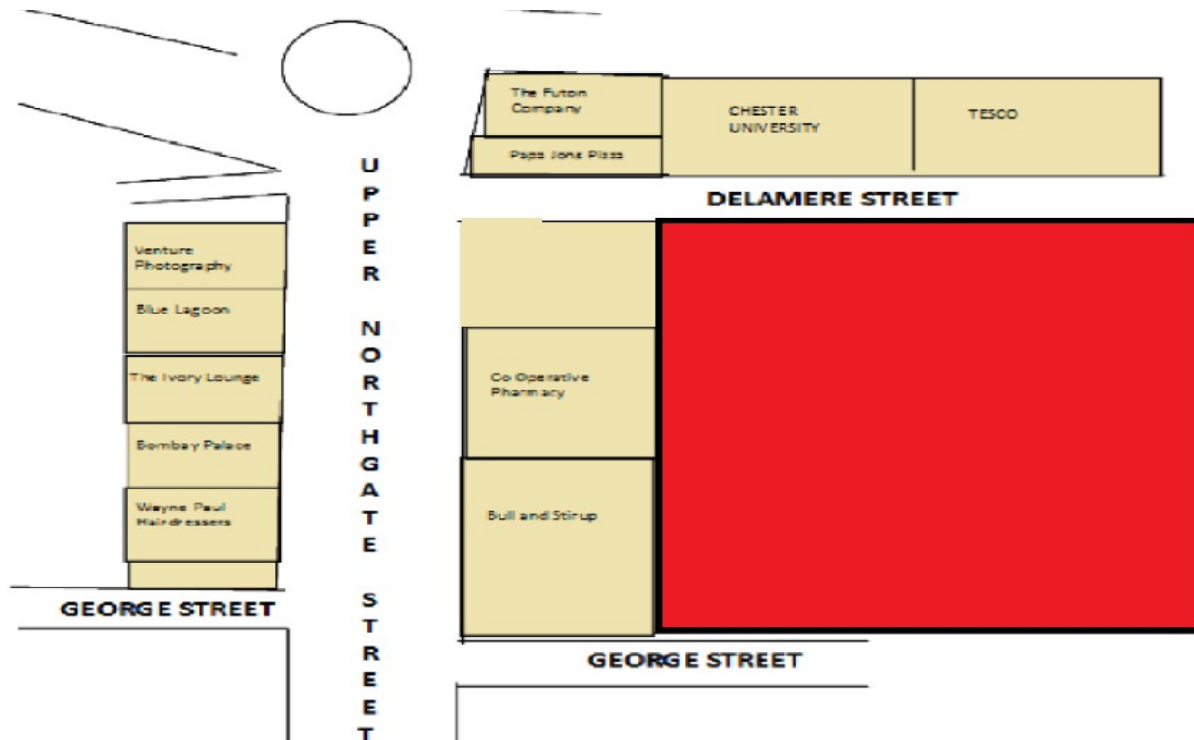
A service charge is payable to cover the Landlords apportioned running costs and insurance, further details available on request.

**Photographs and Plans**

Any Photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

**Subject to Contract**

DTFW 12.05.15



**Viewing**

Strictly by appointment through the agents, Wild Commercial Property

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