

**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 and insuring leases, subject to upward only rent reviews.

### **Accommodation**

The property has the following approximate net internal areas:

Fourth Floor	12000 sqft	1115 sqm
--------------	------------	----------

### **Rent**

£16 PSF

### **Assessments**

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

### **Service Charge**

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

**Legal Costs**

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

**EPC**

An EPC has been commissioned.

**VAT**

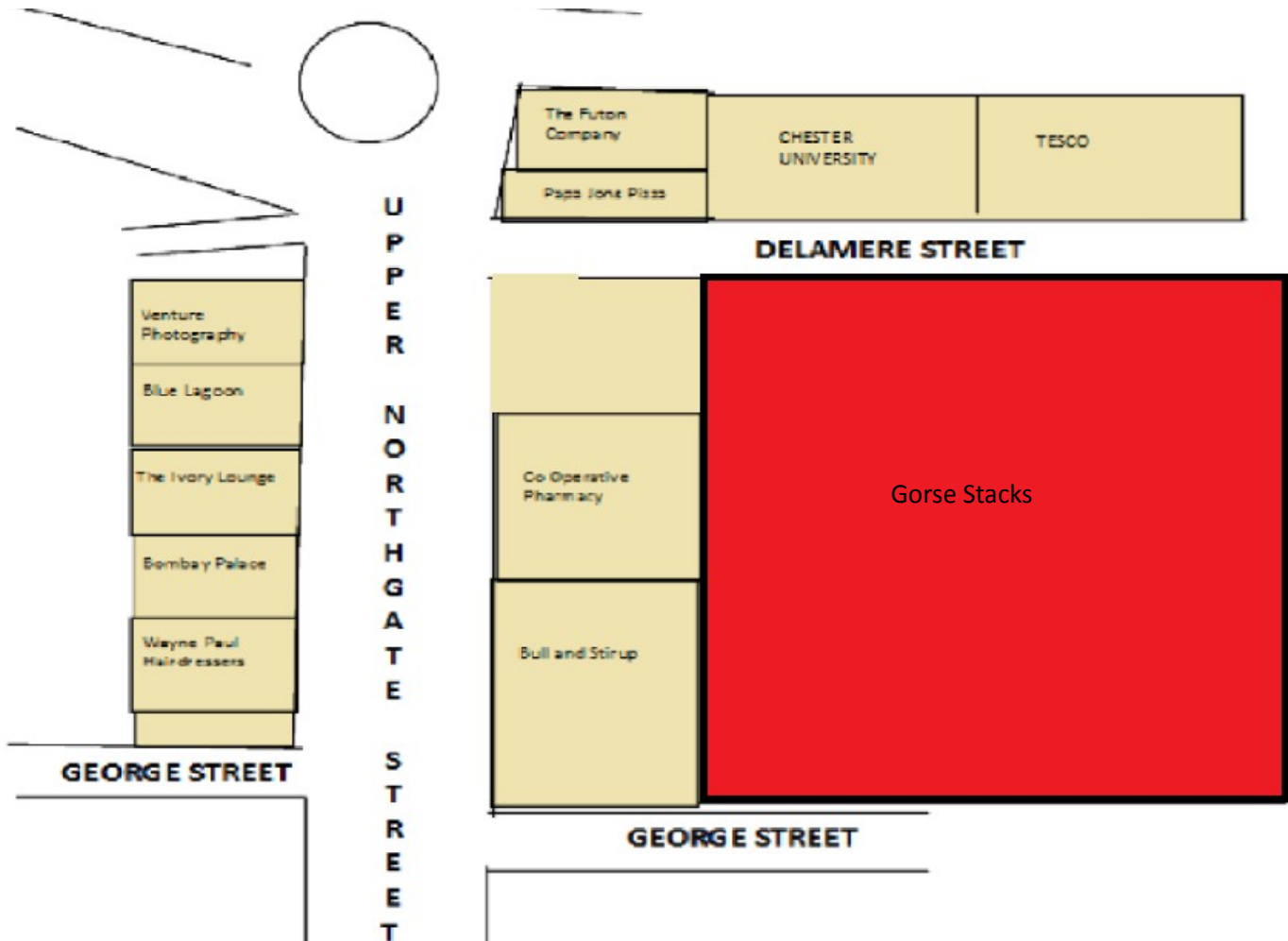
Prices, outgoing and rentals are exclusive of but may be liable to VAT.

**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

**Dan Wild**

T: 01244 321555

E: danwild@wildcp.co.uk

**Mindy Bishop**

T: 01244 321555

E: mindybishop@wildcp.co.uk



**3B UPPER EASTGATE ROW | CHESTER | CH1 1LQ**

WILD COMMERCIAL PROPERTY LTD on behalf of ourselves and the sellers or the lessors of this property whose agents we are give notice that these particular are a general outline of the property, only for the guidance of the intended buyers or lessees and do not constitute any part of an offer or a contract. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on as statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply permission has been obtained or granted and any prospective buyer or tenant must make their own enquiries. Any buyer or tenant must satisfy himself by inspection or otherwise of any information provided by Wild Commercial Property Ltd.