

# TO LET



Unit 5, Minerva Court, Minerva Avenue, Chester  
CH1 4QT



Self-contained two storey modern office accommodation  
located on Minerva Court



**3,398 sq ft**  
NIA



**£11.00 psf**  
Rent



**£32,750**  
Rates - RV



**C-68**  
EPC

- Well established business park location
- Modern open plan office with additional separate meeting rooms/offices
- Staff kitchen and ladies and gents WC facilities
- Air conditioning and central heating systems
- On site car parking



#### Location

Minerva Court is located within Chester West Employment Park, approximately one mile to the west of Chester City Centre. It is accessed via Sealand Road (A548) one of the main arterial routes into the city.

#### Description

The office is mid-terrace and set over two-storeys with various smaller offices and meeting rooms partitioned within, with the main office space being open plan. There are kitchen facilities on each floor as well as male and female WCs on the ground level.

The ceilings are suspended and floors raised and the unit benefits from central heating and air conditioning.

The unit has on-site parking available

#### Area

Net Internal Area (NIA):

3,398 sq ft (253.63 sq m)

#### Services

Air conditioning and central heating.

#### Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### Rent

£11.00 per square foot per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

#### Service Charge

£3,547 pa

The current service charge year runs from March 2025 to March 2026.

#### Rates

Rateable Value: £32,750

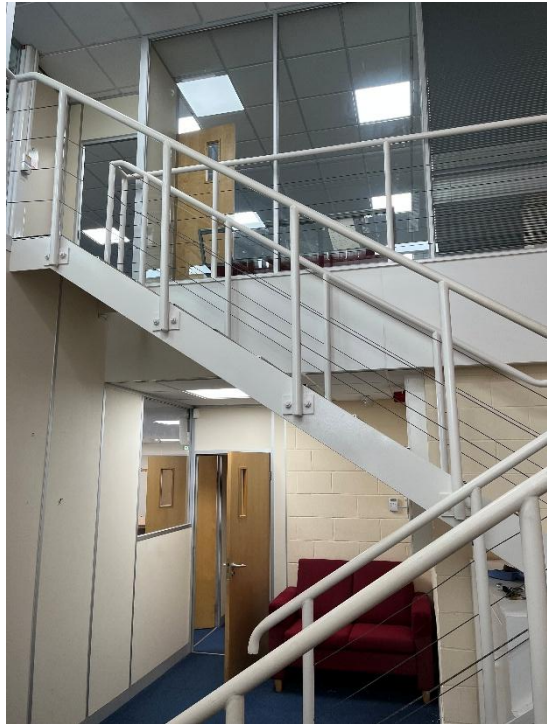
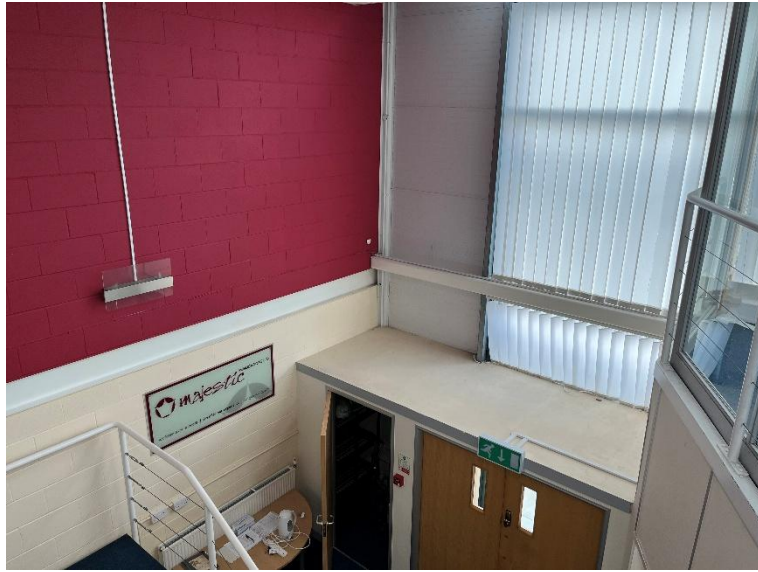
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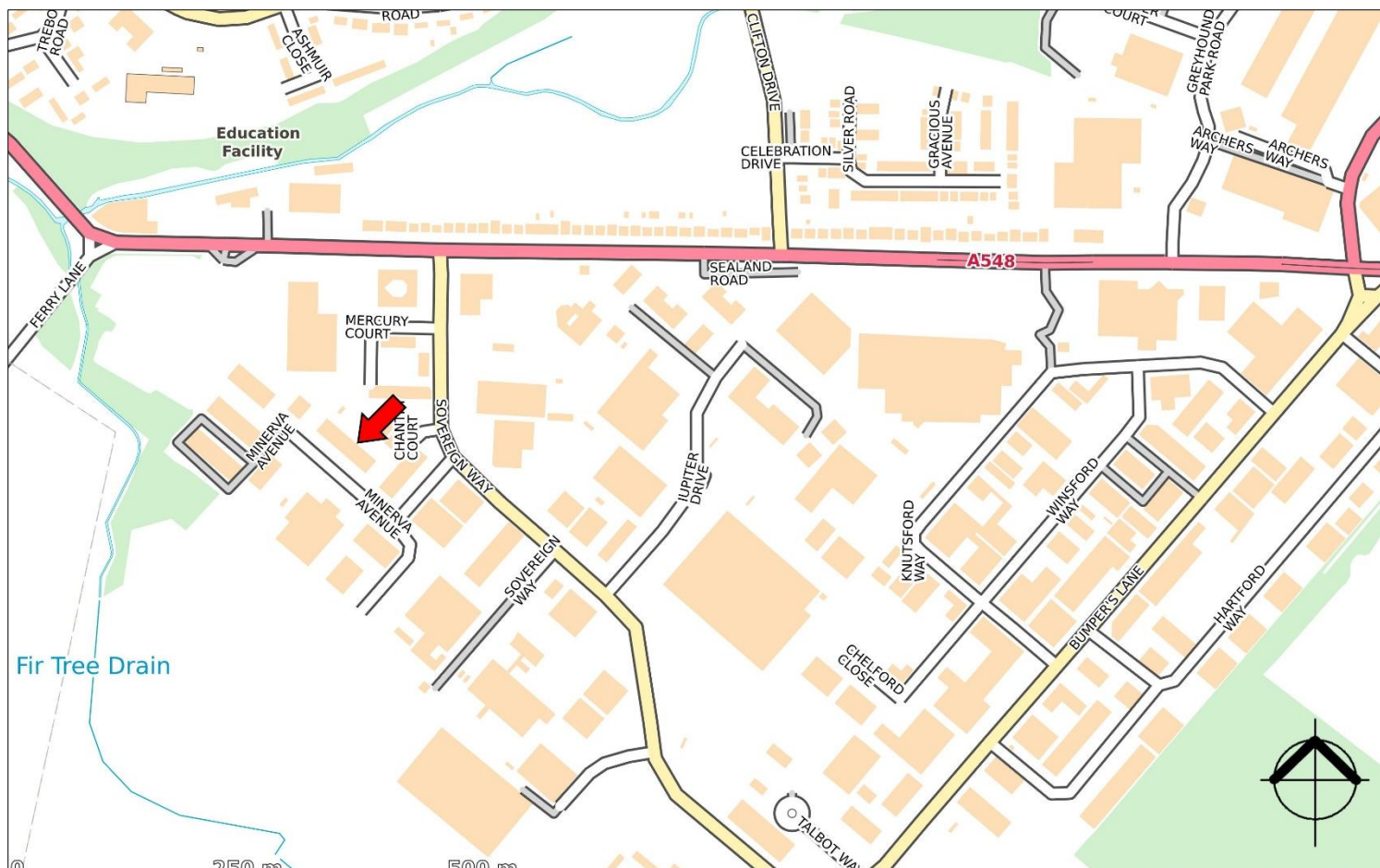
#### VAT

All figures are exclusive of VAT, which will be charged at the prevailing rate.

#### Legal costs

Each party to be responsible for their own legal costs.





**For further information please contact:**



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#### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### Disclaimer

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