

# TO LET/FOR SALE



Modern Office Accommodation

Unit 14 Grosvenor Court, Foregate Street, Chester CH1 1HG



**2,070 sq ft**

Area



**£13.00 psf**

Rent



**£325,000**

Price



**£31,750**

Rateable Value



**D78**

EPC

- Modern self contained city centre office building
- Excellent quality of finish and specification
- Grosvenor Court is one of Chester's most successful city centre office developments and has become one of the city's most prestigious business addresses
- Short distance walk from all prime shops, restaurants and all amenities
- 3 private car parking spaces



### Location

Grosvenor Court occupies an extremely prominent position at the junction of City Road and Boughton both of which are principal arterial routes into the city centre. These major thoroughfares provide excellent vehicular access and link with the A55 and M53 within a few minute's drive. This location is within the professional business core of Chester City Centre and is within a short distance walk of all the prime shops, restaurants, pubs and other amenities.

### Description

The property provides flexible open plan office space on ground, first, second and third floor levels. The open-plan nature of the office provides opportunity for internal glazed partitioning to provide a private office/ boardroom and fully fitted kitchen.

Excellent quality of finishes and specifications as follows:

- Quality fitted carpets and floor finishes
- Kitchen
- Newly refurbished WC's
- Timber sash style windows
- Central heating system with modern chrome radiators
- Mixture of stainless steel and chrome spotlights and florescent lighting recessed into suspended ceilings

The suite benefits from 3 on-site car parking spaces

### Area

Floor	Sq Ft	Sq M
Ground Floor	643	59.8
First Floor	655	60.9
Second Floor	772	71.7
<b>TOTAL</b>	<b>2,070</b>	<b>192.4</b>

3 private car parking spaces.

### Tenure

New full repairing and insuring lease for a term to be negotiated.

Alternatively, the Freehold is available.

### Rental

£13.00 per square per annum exclusive.

### Price

£325,000.

### Rates

Rateable Value: £31,750.

Please contact the Business Rates Department directly for confirmation.

### Service Charge

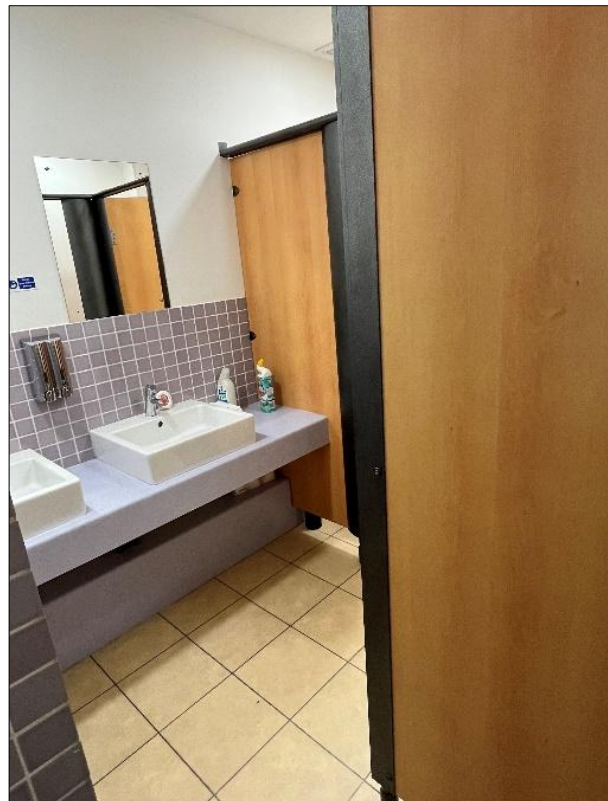
The 2026 service charge for this property is £2,253 per annum.

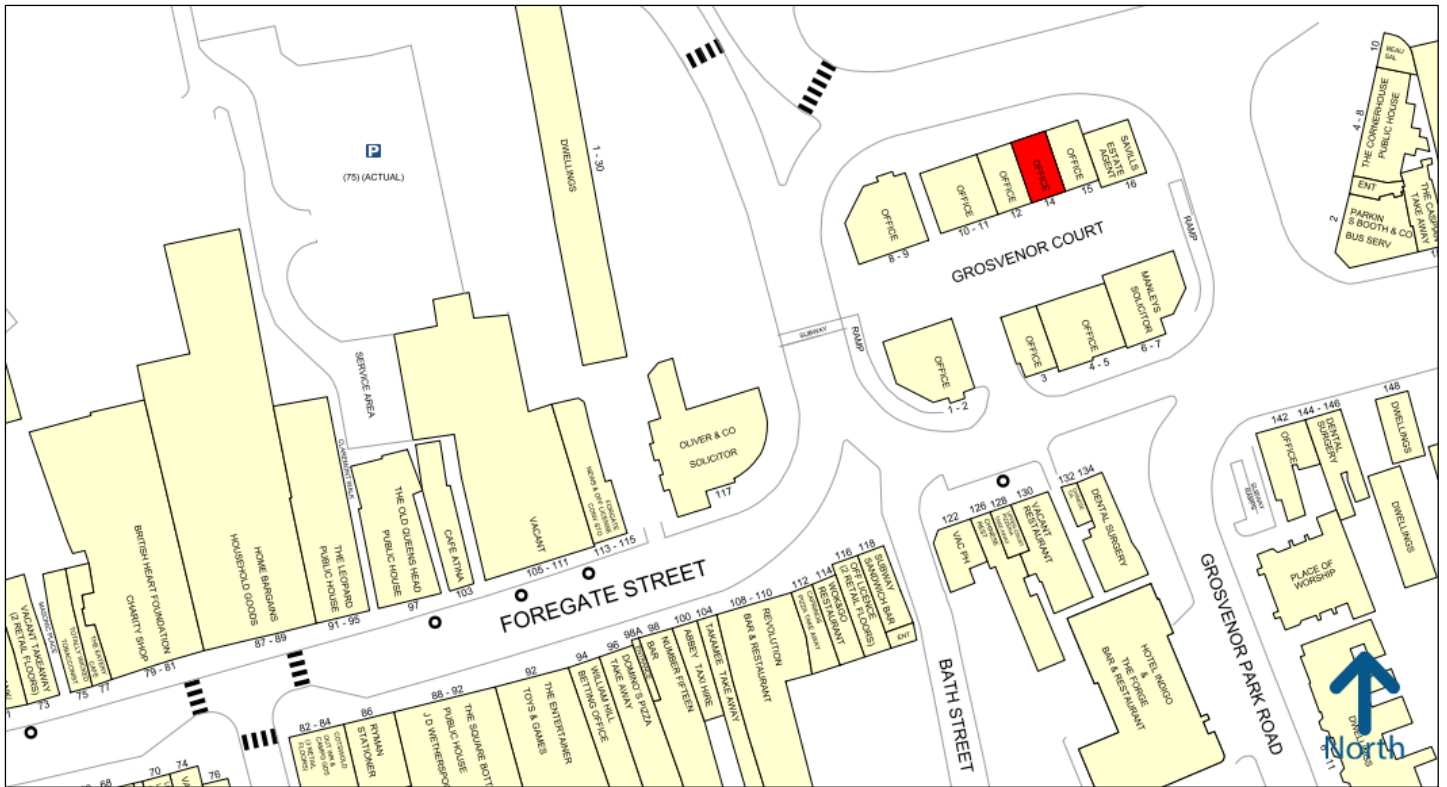
### EPC

D78.

### 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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