

TELFORD COURT, CHESTER GATES BUSINESS PARK

M56 JCT.16, CH1 6LT

Suite	Floor	Area Sq Ft	Cars	Rent (+VAT)	Rateable Value	Estimated Rates Payable	Status
4 B	First	2,077	9	£25,000	£26,750	£13,000	Available
6	Whole	1,666	7	£20,000	£20,750	£10,000	Available
9 B	First	1,907	8	£22,900	Estimated at £24,000	£12,000	Available
11 B	First	563	3	£6,760	£7,300*	£3,700	Available
13 B	First	1,196	5	£14,360	£15,500	£7,500	Available
17 D	First	836	4	£10,050	£10,750*	£5,400	Available
17 E / F	First	1,378	6	£16,550	£16,750	£8,400	Available
18	Whole	1621	7	£19,500	£21,550	£10,675	Available
20	First	1,200	6	£14,400	£15,000	£7,500	Available



Rateable values to be re-assessed floor by floor

Service Charge budgeted at £0.65 psf per annum

Leases will be contracted out of the Landlord & Tenant Act 1954.

*Eligible for rates relief

Cleaning and maintenance of common parts will be the joint responsibility of the tenants in occupation.

In split units, landlord pays utilities and recharges to the tenant - electricity estimated at £1.30 psf and water at £0.20 psf.

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