

# THE MEADOWS, CHURCH ROAD CHESTER, CH4 9NG



## TO LET

- Good quality offices
- An attractive barn conversion
- Small Business Rates Relief available
- Ample on site car parking

Chester

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

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## LOCATION

The premises are situated on the edge of the pleasant rural village of Dodleston, four miles to the south west of Chester city centre. Located within two miles of the main intersection of the A483 and A55 North Wales Expressway providing excellent access to the regional motorway network.

The premises provide good quality office accommodation benefiting from excellent communications due to its close proximity to the main road network, yet set in a delightful rural setting.

## DESCRIPTION

The premises form part of a good quality farm building conversion originally undertaken for company Headquarters.

The building is constructed of brick beneath slated roofs and arranged to provide an attractive 'L' shaped series of office suites set around a central grass courtyard with rear car parking area beyond.

The premises provide an impressive shared entrance hall with tiled flooring leading to internal corridors providing access to a series of office suites on ground and first floor levels.

The accommodation is to a good standard and ideal for a wide range of business use.

The tenants share male and female wc facilities together with a kitchen area.

## ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Suite 9	57.59	620

## RENTAL

Suite 9	£12,400 PAX (Inc Service Charge)
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## LEASE

A new lease is available directly from the landlords on flexible terms to be agreed.

## RATES

The Rateable Value for this property is £7,300. Further information can be provided from the Local Rating Authority, Cheshire West & Chester Council.

## SERVICES

Mains water, electricity and private septic tank drainage are all available. The common parts cleaned on a regular basis.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## EPC

The Energy Performance Asset Rating for this property is E - Certificate Reference Number: 0220 0932 6939 9929 7096. A full copy of the Energy Performance Certificate is available upon request from the agents.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let 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.

## CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

### Chester

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### North Wales

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## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## VIEWING

Strictly by appointment through the agents  
BA Commercial, Tel Chester (01244) 351212.  
[tom.hill@bacommercial.com](mailto:tom.hill@bacommercial.com) - 07984 225241

Ref: TH Oct2021

## SUBJECT TO CONTRACT



## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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