

## Suite 9 Second Floor Viscount House, River Lane, Saltney, Chester, CH4 8RH

## Serviced Office To Let

Rent £225 per month, plus VAT,  
inclusive of rent, electricity, heating,  
buildings insurance, etc.



**12.4 sq.m (134 sq.ft)**

**Modern second floor office suite with rent inclusive of gas heating, electricity and generous on-site car parking provision**

- Simple 3 page licence that can give occupation within 24 hours
- Stunning riverside location
- Telephone facilities and connectivity to 50mb leased line broadband
- LED lighting
- 24/7 building access and monitored CCTV
- Substantial free on-site parking provision
- Unlimited use of meeting facilities (subject to availability)
- Flexible lease terms available from 6 months
- Suspended ceilings

## Location

The offices are located approximately 2 miles west of Chester city centre on the banks of the River Dee at Saltney, in an established commercial area. Nearby businesses include, Go Outdoors, Morrisons and Asda. Accessed via the A510A, Chester Road, which is the main arterial route into Chester city centre from the west. The offices benefit from excellent transport links. Junction 38 of the A55 North Wales Expressway is located approximately 1.5 miles to the south, giving access to North Wales to the West and the M53 motorway and wider motorway network to the north. The offices are served by regular bus services from Chester city centre via a bus stop located 0.3 miles away on High Street. (SatNav: CH4 8RH)



## Description

Viscount House's location, transport links and innovative approach offering flexible licence terms are ideal for small organisations looking to grow, while the rent, inclusive of electricity, heating and water is especially attractive to start-up businesses. Tenants benefit from Fairhurst Buckley's 'hands-on' management approach, fast response times, 24 hour call out service and 24 hour access. The office benefits from air-conditioning, suspended ceilings with LED lighting and unlimited use of the meeting facilities (subject to availability).



## Second Floor

Suite 9: 12.4 sq.m (134 sq.ft) net internal area, with river view.

**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.



## Car Parking

There is communal on-site car parking.

## Security

There is monitored on-site CCTV.

## Services

Available services include, gas, electricity, water and drainage.

## Energy Performance

Energy Performance Asset Rating D-94. EPC available on request.

## Rateable Assessment

Rateable Value: £(to be advised)

Business Rates Payable 2020/21: £(to be advised)

**NB: You may qualify for 100% Small Business Rate Relief – please ask for details.**

(The information should be verified and may be subject to transitional adjustments/supplements/relief).



## Lease Terms

Flexible licence agreement, for a term to be agreed, subject to a minimum term of 6 months. (The lease will be formed outside the protection of the Landlord & Tenant Act 1954). The Landlord may require a rent deposit.

## Rent

Second Floor

Suite 9: £2,700 per annum, plus VAT, inclusive of heating, electricity, cleaning of common area, metered water, external building repairs. Tenants will be responsible for Business Rates (if any).

## Telecoms

Broadband is available at a cost of £40 per month, plus VAT and telephone handsets are available at a cost of £25 per month, plus VAT. Phone rental includes calls to UK landlines and UK mobiles. Calls to premium rate lines and overseas numbers will be charged on a monthly basis.

## Legal Costs

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



## Viewings/Further Information

Fairhurst Buckley Sales & Lettings: 0161 480 3880  
7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS  
Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)  
[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

## Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

## Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

## Location Map



**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

For more information on our full range of services, please visit [www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk), call us on 0161 476 9476 or email [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

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