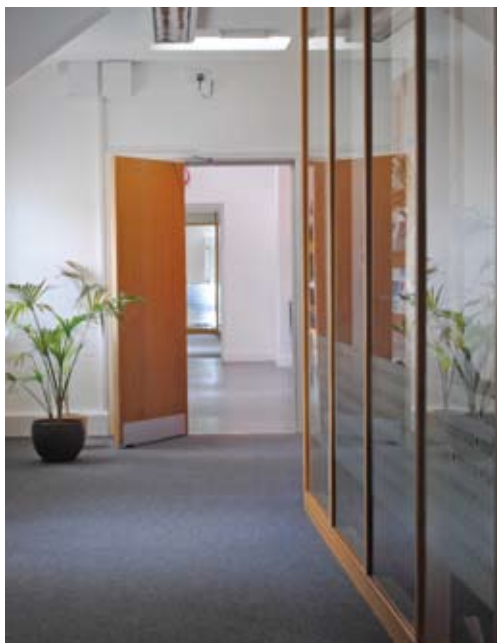


Marcher Court— Chester CH1 6BS

Space to think...
5,940 sq ft of
courtyard offices
For Sale or To Let





Marcher Court— Chester CH1 6BS

Space to breathe

Marcher Court provides just under 6,000 sq ft of high quality offices arranged around a peaceful and well maintained central courtyard.

Originally developed as three self contained properties, the premises date from 2004 and are predominantly single storey with a small element of first floor accommodation.

Space to change

Whilst the accommodation has now been linked together to provide one, it should be a relatively straightforward task to revert to three self contained premises, each with their own front door, WCs and kitchen.

Space to play

Wing A	1,531 sq ft
Wing B	2,303 sq ft
Wing C	2,106 sq ft
Total	5,940 sq ft

Space to enjoy

The premises have been fitted out to an extremely high standard by the current owner and provide a useful combination of open plan and cellular accommodation.

High quality fixtures and fittings have been used throughout and a fibre optic link has been installed. The property has the particular benefit of good security to include CCTV and window/door shutters. Heating is by way of on site LPG and one section of wing C has air conditioning.

Space to buy / Space to rent

Marcher Court is offered For Sale or To Let in its entirety. Consideration may also be given to offering the property on a wing by wing basis.

Space to park

30 dedicated car parking spaces are included.

Space to talk—
01244 408200

5,940 sq ft of spacious courtyard offices For Sale or To Let

Contact **Legat Owen** — 01244 408200

Tenure

The freehold interest in the property is offered.

Service Charge

Costs of maintaining and servicing the estate's communal area is shared with the occupiers of the two neighbouring premises.

VAT

VAT is payable.

Energy Performance Certificate

An Energy Performance Certificate is in the course of preparation and will be available to interested parties.

Quoting Terms

Please contact Legat Owen for quoting terms on both a freehold and leasehold basis.

Business Rates

Marcher Court has a rateable value of £34,250 effective 1 April 2010.

Viewings

By appointment with the sole agent Legat Owen, reference Will Sadler or Heather Johnston.



Legat Owen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

MISREPRESENTATION ACT 1967

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