

Cheshire West & Chester Council

# Commercial Property



**11 Hunters Walk  
Canal Street  
Chester  
CH1 4EB**

**Modern office accommodation  
City centre  
4,316.9ft<sup>2</sup> 401.2m<sup>2</sup>**

## **Location**

11 Hunters Walk is situated in Chester city centre within close proximity to the primary shopping area, restaurants, pubs and other amenities. Hunters Walk has excellent access being within a few hundred yards of the city centre inner ring road and the M56, M53 motorways and A55 expressway.

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## **Description**

11 Hunters Walk comprises a modern end terrace office building within the attractive Hunters Walk courtyard office development, which was constructed in 1990 and accommodates a number of small to medium office buildings. The subject building provides office accommodation on three levels, which is of a modern specification to include fully fitted carpets, wall mounted electric heaters, full suspended ceiling with fluorescent light fittings and double glazed window units. A modern lift was installed in 2012.

The property provides open plan and cellular accommodation with ample male, female and disabled toilets and kitchen facilities.

Externally, there is a barrier controlled car park with nine private allocated car parking spaces.

## **Accommodation**

Measured on a net internal area in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (8<sup>th</sup> Edition).

Ground floor: 136.2m<sup>2</sup> (1,465.5ft<sup>2</sup>)

First floor: 130.1m<sup>2</sup> (1,399.9ft<sup>2</sup>)

Second floor: 134.9m<sup>2</sup> (1,451.5ft<sup>2</sup>)

## **Services**

It is understood that mains drainage, water and electricity are connected to the premises.

## **Tenure**

The unit will be available to let by way of a full repairing and insuring lease for a term of years to be agreed by negotiation.

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## **Rent**

Sought in the region of £42,000 per annum exclusive.

## **Rating**

Rateable value: £45,750 per annum

Rates payable 2019/2020: £22,463 per annum

## **Service Charge**

A service charge will be levied to cover a fair proportion of the cost of maintenance and upkeep off any common areas.

## **Costs**

Each party to bear their own costs.

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## Viewing

By appointment only.

- Telephone: 01244 977171 or 01244 977176
- Email: [property.services@cheshirewestandchester.gov.uk](mailto:property.services@cheshirewestandchester.gov.uk)

## Subject to contract

Cheshire West and Chester Council takes no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer of any form of contract. These particulars are produced in good faith and all details are believed to be correct. It will be necessary for interested parties to satisfy themselves as to the accuracy of the information provided.

The Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing.