

TO LET

LegatOwen
CHARTERED SURVEYORS
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PROSPECT HOUSE, FACTORY ROAD, SANDYCROFT, DEESIDE, CH5 2QJ

- HIGH QUALITY REFURBISHED SERVICED OFFICE
 - ALL INCLUSIVE TERMS
 - TERMS FROM 30 DAYS UPWARDS
 - AIR CONDITIONED
- DEDICATED DEMISED ON-SITE PARKING
- 24/7 ACCESS VIA DIGITAL INTERCOM SYSTEM
 - FREE 200MB BROADBAND & WIFI

74.38— 4,900 SQ FT

(6.91— 455 SQ M)

DESCRIPTION

A purpose built detached serviced office building located on Factory Road, Sandycroft. Benefitting from the following features:

- High quality refurbished serviced office
- All inclusive terms
- Terms from 30 days upwards
- Air conditioned
- Dedicated demised on-site parking
- 24/7 access via digital intercom system
- Communal meeting rooms/pods
- Conference room hiring
- Staff breakout area
- 3 electric vehicle charging points
- Bike rack storage
- LED lightening
- Free 200MB broadband & wifi
- Complimentary coffee & teas

TERMS

Each suite is available on all inclusive terms from 30 days upwards.

CAR PARKING

Please see the attached schedule for car parking.

UTILITIES

Including in the rent.

BROADBAND

200 MB of broadband is including within the rent.

ENERGY PERFORMANCE CERTIFICATE

The property has a EPC rating of E-111.

BUSINESS RATES

The property is to undergo a revaluation for rating purposes. It is anticipated that each suite will fall under the rateable threshold for business rates and therefore an ingoing occupier should have zero rates to pay.

* Interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party is responsible for their own legal costs.

RENT

Rent is payable monthly in advance by way of direct Debit. The rental is £20.00 per sq ft. Please refer to the table overleaf for exact room costs.

VAT

All terms will be subject to VAT at the prevailing rate.

SERVICE CHARGE

Included within the rent.

BUILDING INSURANCE

Included within the rent.

PLANS/PHOTOGRAPHS

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

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

VIEWING

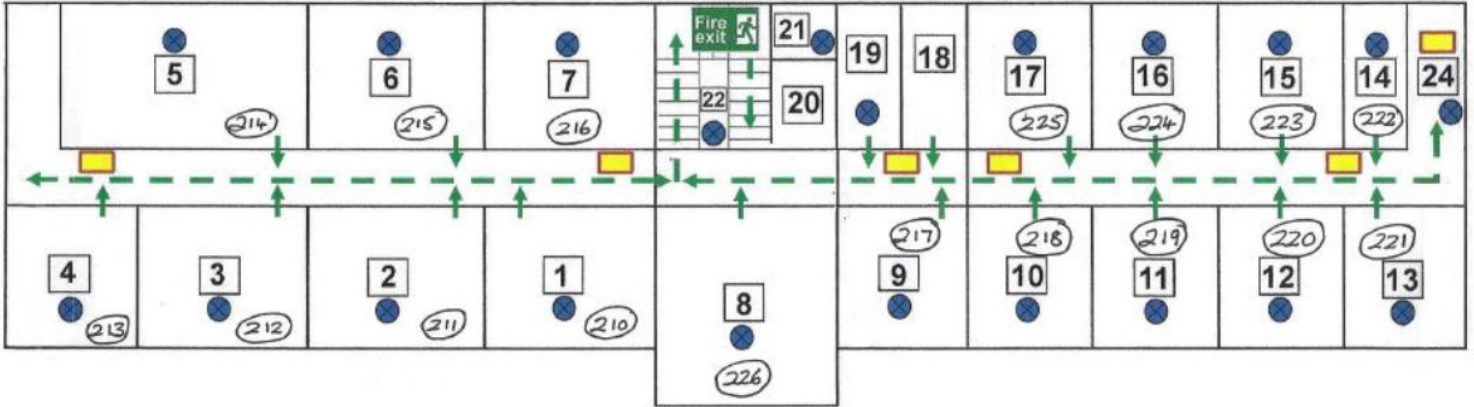
By prior appointment through the sole agent, Legat Owen.

Rupert Chadwick-Dunbar

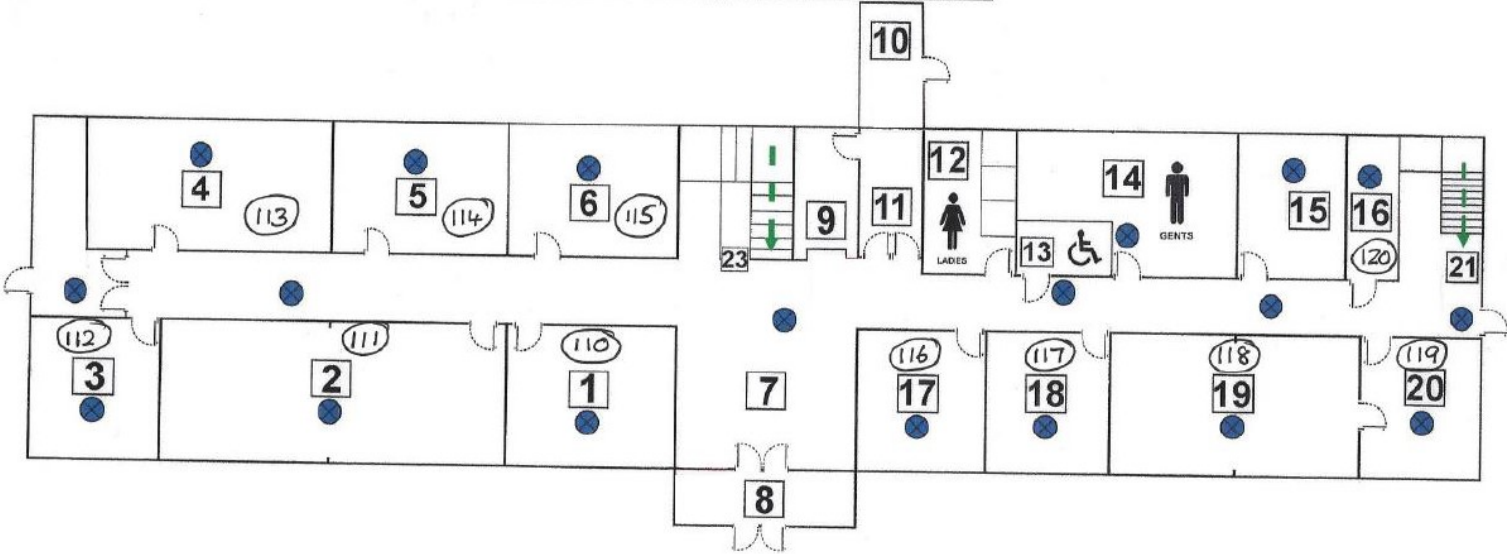
01244 408239 / 07919968086

rupertchadwickdunbar@legatowen.co.uk

Prospect House Upper Floor Fire Plan



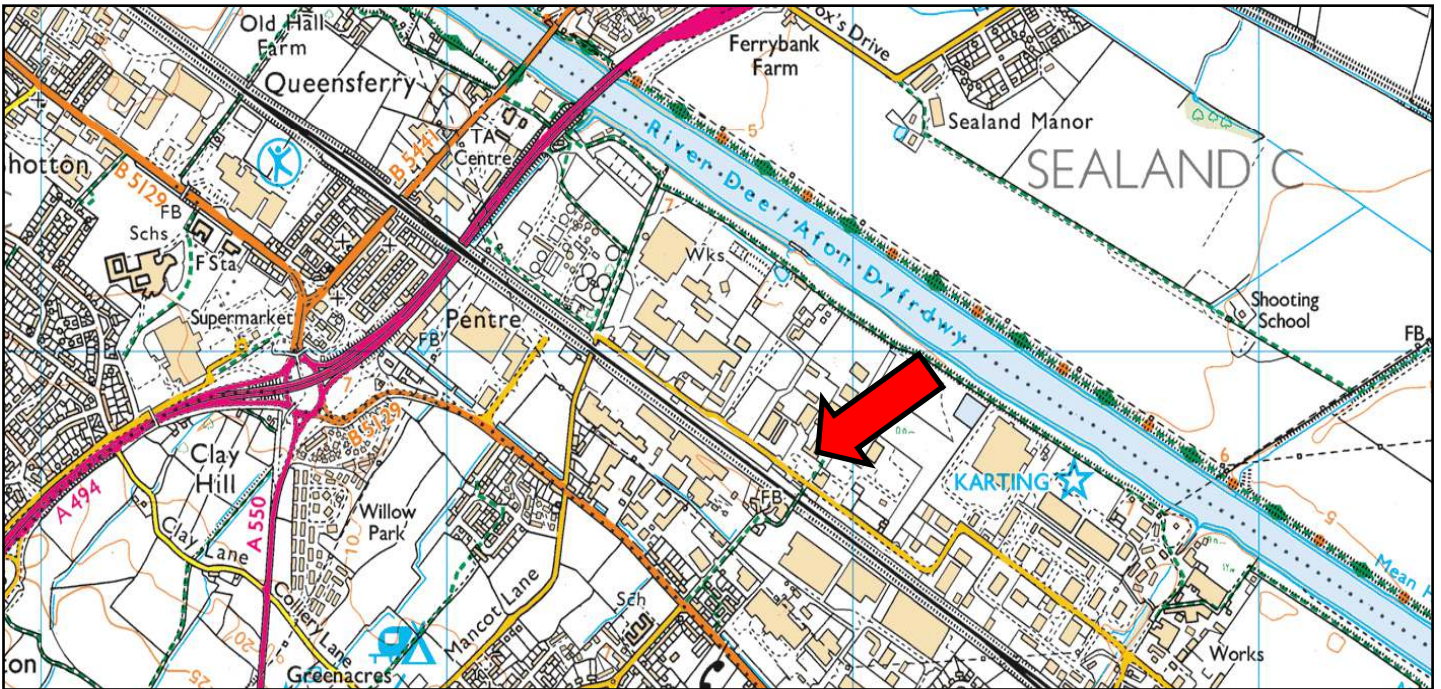
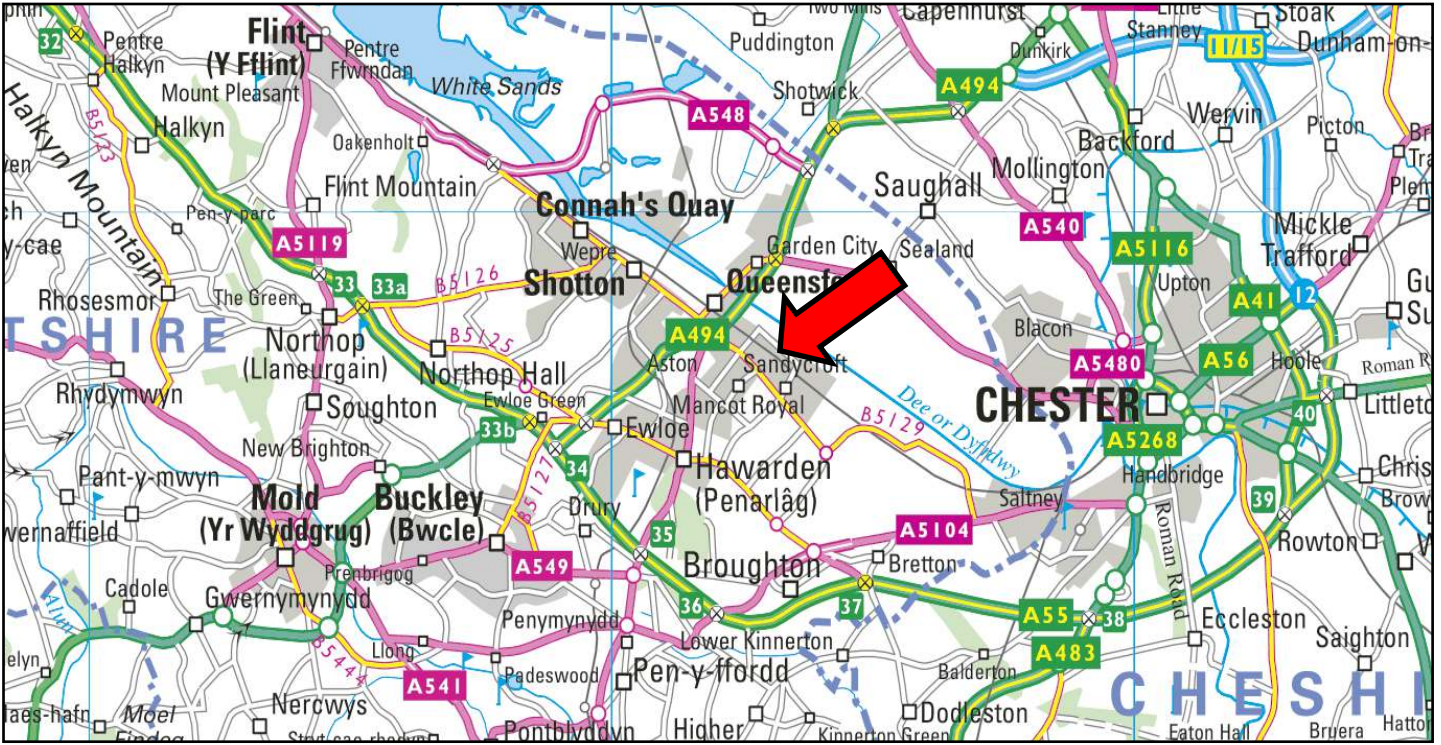
Prospect House Ground Floor Fire Plan



PROSPECT HOUSE GROUND FLOOR	PRICING INFORMATION				
Unit	Sq Metres	Sq Ft	Position	Air Con	Parking Space
110	15.00	161.46	LHF	Yes	2
111	30.76	331.10	LHF	Yes	4
112	15.00	161.46	LHF	Yes	2
113	22.05	237.35	LHR	Yes	3
114	14.62	157.37	LHR	Yes	2
115	14.62	157.37	LHR	Yes	2
116	14.64	157.58	RHF	Yes	2
117	14.84	159.74	RHF	Yes	2
118	30.41	327.33	RHF	Yes	4
119	14.58	156.94	RHF	Yes	2
120	6.97	74.38	RHR	Yes	1
TOTAL	193.43	2,082.08			
FIRST FLOOR					
Unit					
210	14.84	159.74	LHF	Yes	2
211	14.96	161.03	LHF	Yes	2
212	14.87	160.06	LHF	Yes	2
213	14.69	158.12	LHF	Yes	2
214	22.37	240.79	LHR	Yes	3
215	7.06	75.99	LHR	Yes	1
216	14.92	160.60	LHR	Yes	2
217	14.61	157.26	RHF	Yes	2
218	14.67	157.91	RHF	No	2
219	14.67	157.91	RHF	No	2
220	14.67	157.91	RHF	No	2
221	14.67	157.91	RHF	Yes	2
222	7.16	77.07	RHR	No	1
223	14.67	157.91	RHR	No	2
224	14.67	157.91	RHR	No	2
225	14.67	157.91	RHR	Yes	2
226	33.64	362.10	CENTREF	Yes	5
TOTAL	261.81	2,818.12			62

LOCATION

The property is situated on Factory Road in the well established industrial area of Sandycroft approximately 6 miles to the west of Chester. The Queensferry exist of the A494 (A550) via the B5129 is two miles to the North West connecting to the A55 and M56 motorway.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.