

# TO LET/FOR SALE

Up to 7,275 sqft  
675.90 sqm

## UNDER CONSTRUCTION



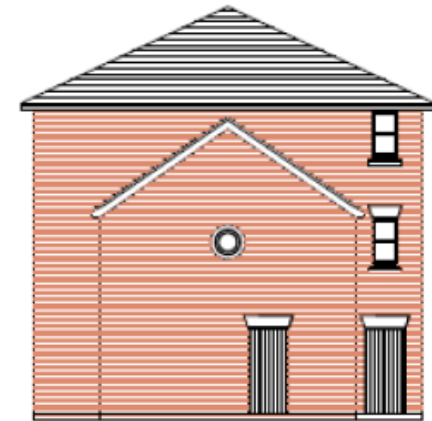
OFFICE BLOCK 1 - Road Elev.



OFFICE BLOCK 1 - Entrance Elevation (Facing car park)



OFFICE BLOCK 1 - Trackside Elevation (Facing railway)



OFFICE BLOCK 1 - Gable Elev.

TATTENHALL ROAD, NEWTON-BY-TATTENHALL, CHESTER, CH3 9BD  
TWO DETACHED OFFICE BLOCKS

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
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## DESCRIPTION

The office accommodation forms part of a wider development which incorporates two residential development sites comprising a total of 61 dwellings which are currently under construction.

Unit 1 - 4, 789 sq ft  
Unit 2 - 2,486 sq ft

The total development area extends to 5.5 acres (2.25 hectares).

The offices are located to the front of the development and share the access with the residential element of the scheme.

## SITUATION

The offices are situated within Newton-by-Tattenhall, to the South of the Shropshire Union Canal. The canal is serviced by the newly developed Tattenhall marina which is situated to the North East of the offices and access is available to the tow path offering pleasant walks.

Access to the offices is provided by Tattenhall Road which leads to the village of Tattenhall approximately 1 mile away.

The Ice Cream Farm is located within 0.7 miles of the South East of the site, the award winning tourist attraction was re-developed in 2014. There is a regular bus service that stops within walking distance providing access from Chester to Whitchurch.

## ACCOMMODATION

The office accommodation comprises 7,534 sq ft (GIA) of office space across two detached office blocks.

The accommodation is designed so it can be split to accommodate individual requirements.

The units will both be built to a shell specification and further details can be provided upon request.

## TENURE

The property is available freehold/leasehold.



## CONTACT

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WILL REES - 01244 408230 / willrees@legatowen.co.uk





## RENT/PRICE

The rent is £12 per sq ft plus VAT of the NIA  
Offers in the region of £1,300,000 of the GIA

## RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

## CAR PARKING

The development comprises a total of 32 car parking spaces.

## ENERGY PERFORMANCE CERTIFICATE

The property is undergoing an EPC check once work has been completed.

## 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.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

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

## 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.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

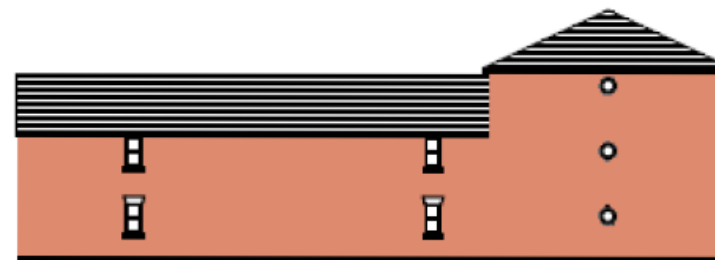
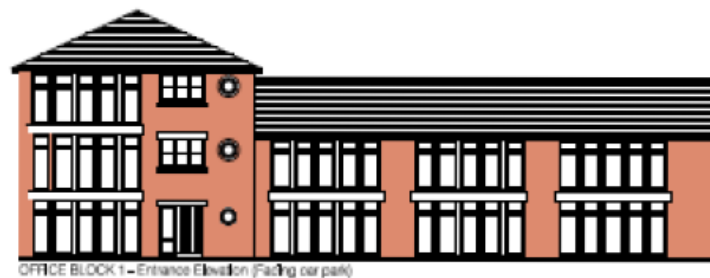
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UNIT 1



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## UNIT 2



OFFICE BLOCK 2 - Front Elevation (Facing public open space)



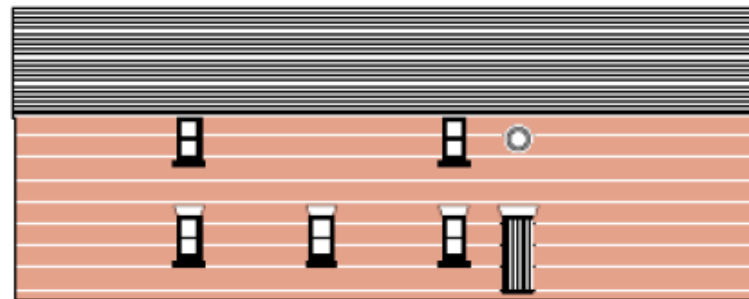
OFFICE BLOCK 2 - Gable Elev.



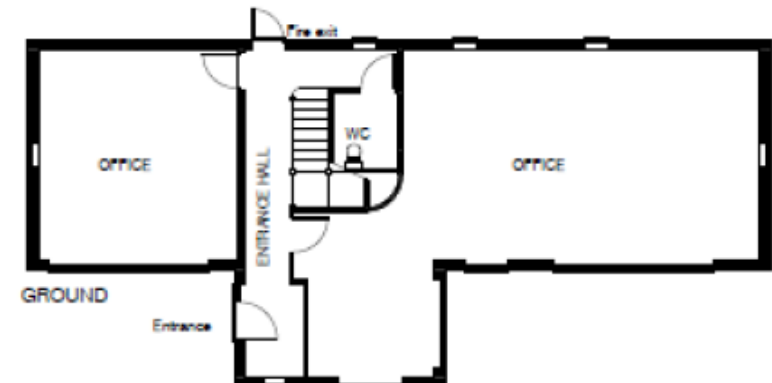
FIRST



OFFICE BLOCK 2 - Gable Elev.



OFFICE BLOCK 2 - Trackside Elevation (Facing railway)



GROUND

## CONTACT

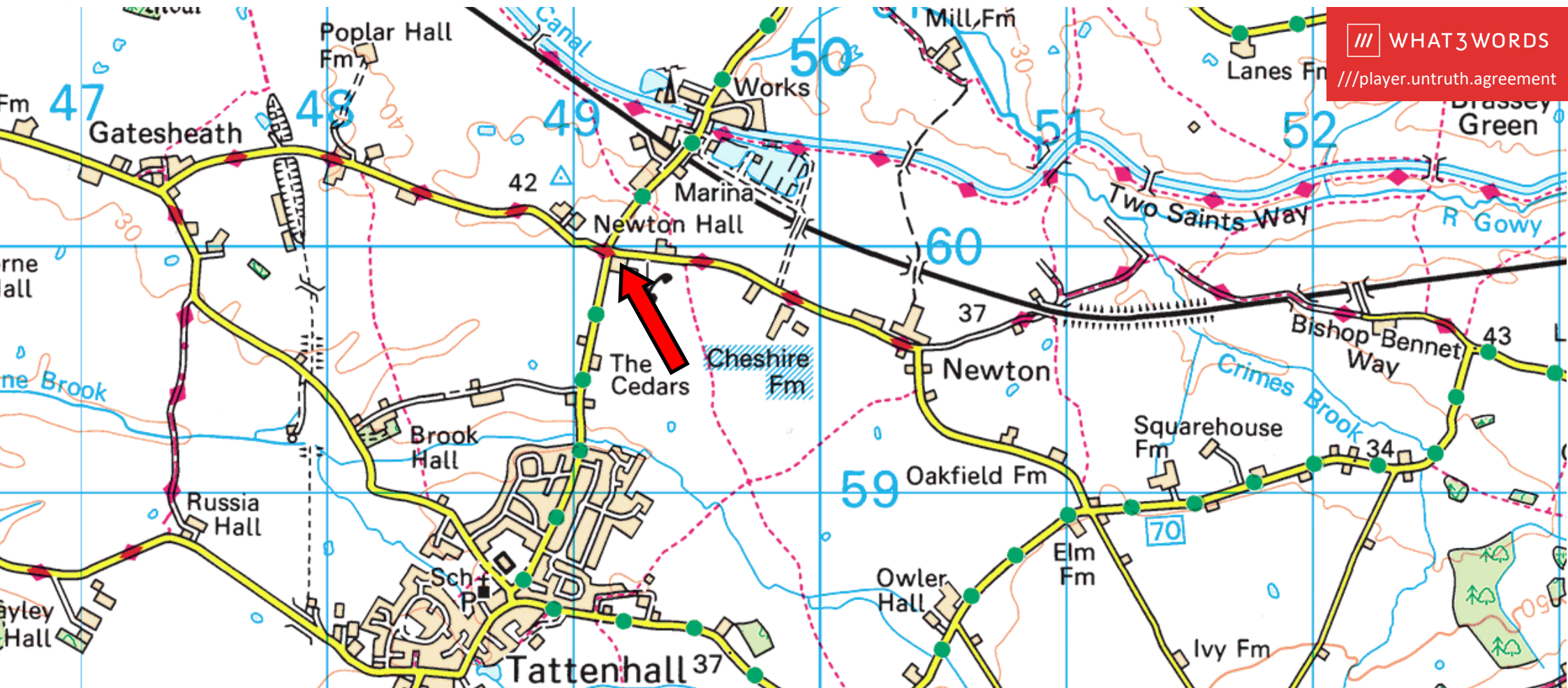
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## LOCATION

The Hamlet of Newton- By-Tattenhall is sat within the heart of Cheshire, 7 miles from Chester and 5.6 miles from Tarporley. The A41 is located 2 miles away and provides a direct route to Chester and the M56 to the north and Whitchurch and the M6 to the south. An intercity railway network is available at Chester giving access to London Euston via Crewe (120 minutes), Liverpool (44 minutes) and Manchester (68 minutes).



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