



TO LET

Park House, 11 Grosvenor Park Road, Chester, CH1 1QQ

Prominent office building with parking
2,650 sq ft (246.2 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

Park House is a Grade II listed building designed in the late 19th century by the renowned architect, John Douglas. In recent years, the property has been used as offices, most recently as the HQ for an insurance broker.

The property provides a number of well proportioned rooms over ground, first and second floors and has a private car park to the rear that can accommodate 5 vehicles (with double parking). The property provides good quality modern offices with a range of period features to include an oak panelled board room at first floor.

The property presents to a high standard with and would be suitable for a wide range of users within use class E.

Accommodation

2,650 sq ft over 3 floors .

Terms

Available on a full repairing and insuring lease for a term of 10 years with break option after 5 years.

Rent

£40,000 per annum payable quarterly in advance.

Rent Deposit

A rent deposit may be requested dependent on credit check.

Parking

The property has the benefit of its own self-contained private car park that can accommodate 5 vehicles (with double parking).

Broadband

We have made enquiries with Openreach and understand that a full fibre connection is available.





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Business Rates

The property has a rateable value of £18,000 with rates payable approximately £10,000 pa.

Rent Review

An upwards only rent review after 5 years.

Building Insurance

The landlord will insure the property and recover the premium from the tenant.

Utilities

The tenant is responsible for the payment of the utility bills.

Energy Performance Certificate

An EPC is in the process of being prepared.

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

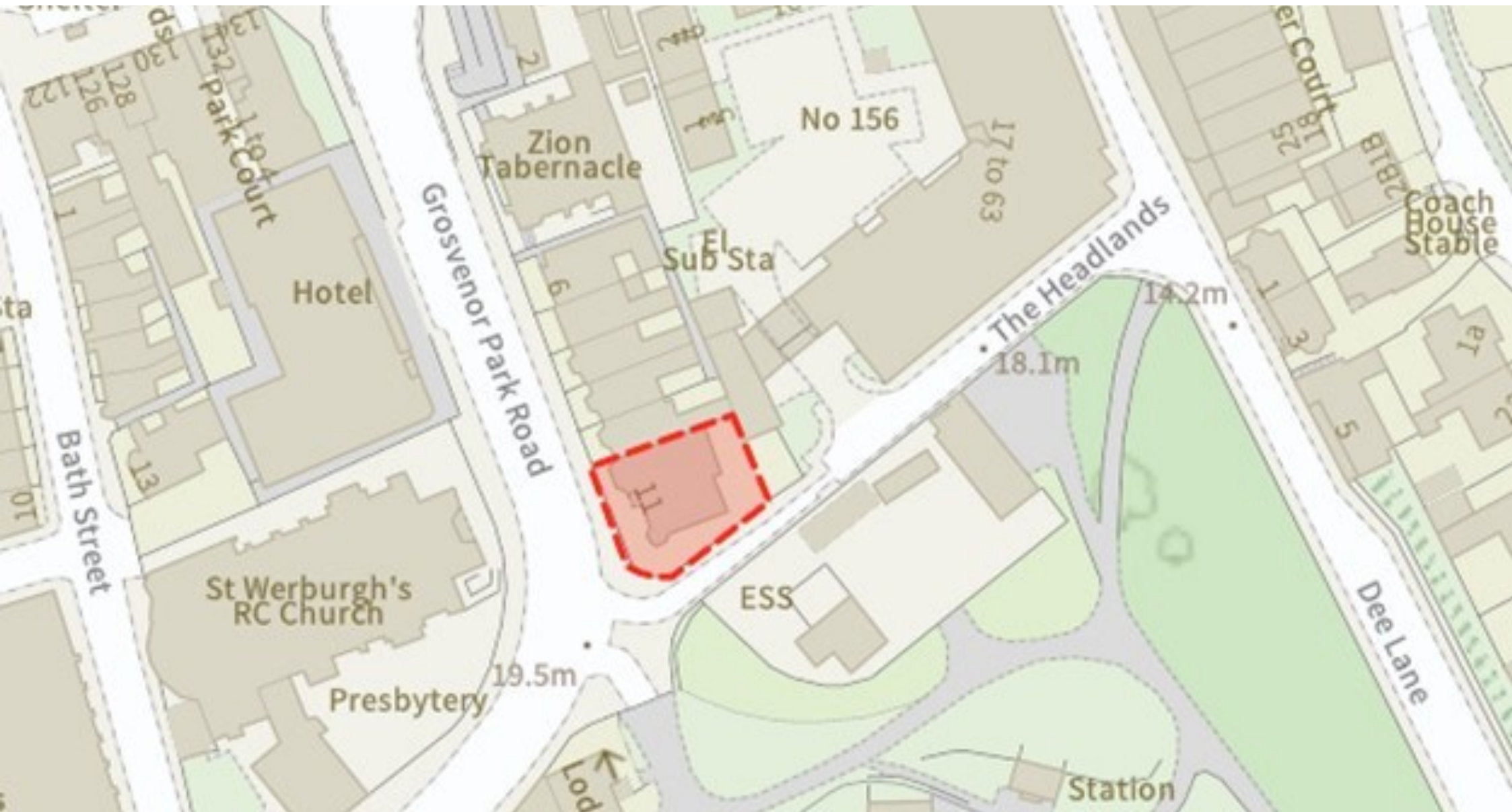
All terms will be subject to VAT at the prevailing rate.

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.

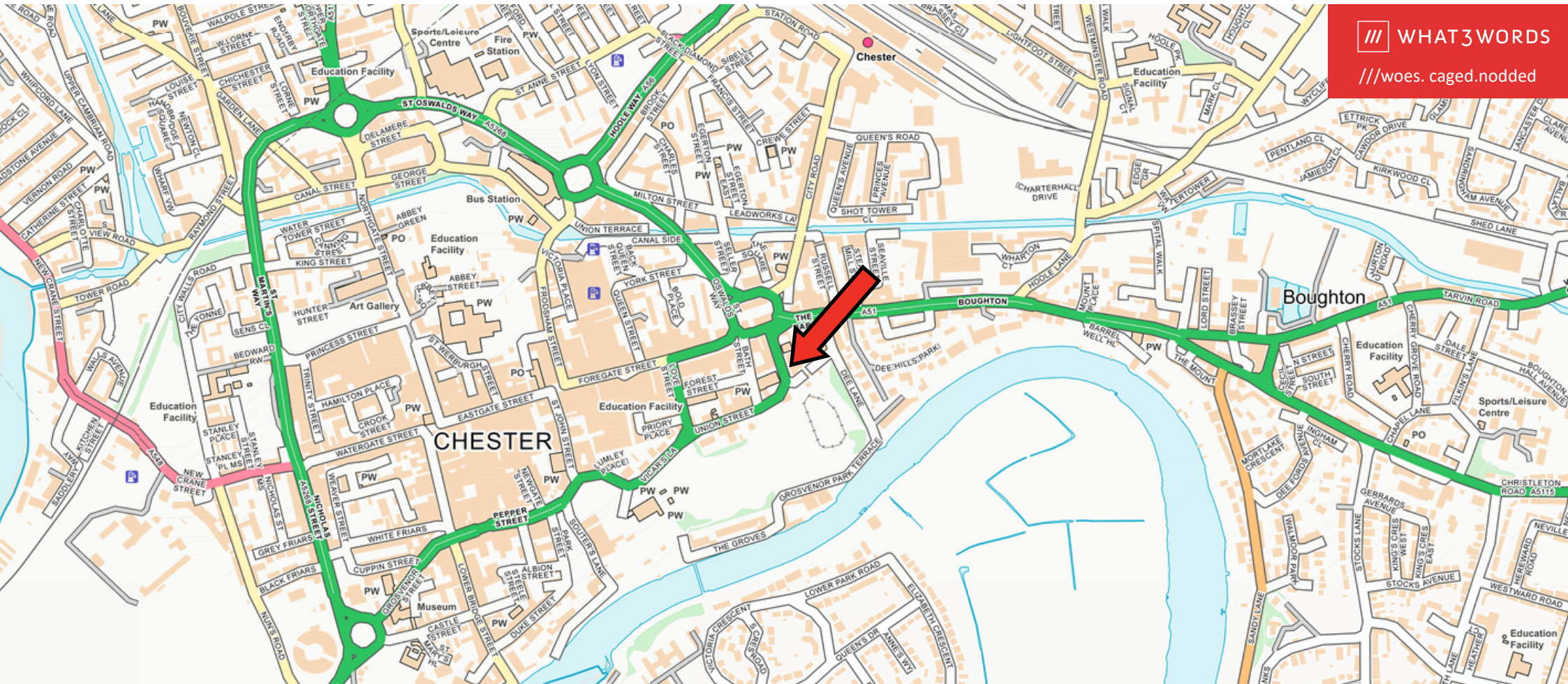
Anti-Money Laundering Regulations

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



Location

The building is in a prominent location close to the entrance to Grosvenor Park and a short walk from Chester city centre.



Contact:



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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 give 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.

DATE PREPARED: JUNE 2025



Legat Owen is a leading firm of Chartered Surveyors with over 30 staff in Chester and Nantwich. Our services include the following:



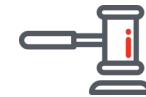
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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