



OFFICE SPACE TO LET

First Floor, West View House, Whitchurch Road, Hatton Heath, Chester, CH3 9AU

SUMMARY

First floor office space available from September 2025 at West View House extending to approximately 1,941 sq ft (180m²). A large open plan office that can be sub-divided as required. The first floor has a private kitchen area and there is allocated on site parking. The property had an EPC rating of B. The property is well located on the A41 Whitchurch Road with easy access to Chester City Centre.

LOCATION

The property is located on the A41, Whitchurch Road with Chester being 6 miles to the North and Whitchurch 15 miles to the South.

DIRECTIONS

Heading South from Chester along the A41, West View House is situated on left approximately 2 miles after the Waverton turning.

Heading North from Whitchurch along the A41, West View House is situated on the right approximately 1.3 miles after Milton Green.

The What3Words for the property is: ///purifier.pipe.worlds

VIEWING

We ask that all viewings of the property are made via private appointment with the letting agent, by calling the office on 01829 773000 or emailing vickysymcox-black@rosters.co.uk

ACCESS

Access to the car park is direct from the A41, Whitchurch Road. Access to the first floor is available via stairs or lift.

£15 per square foot

TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is let subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective tenants should check the contract documents. The tenant shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential tenants. Prior to an offer being accepted, all parties who are letting must provide the evidence.

SERVICES

Mains water and drainage.
Mains and solar electric

EPC

B

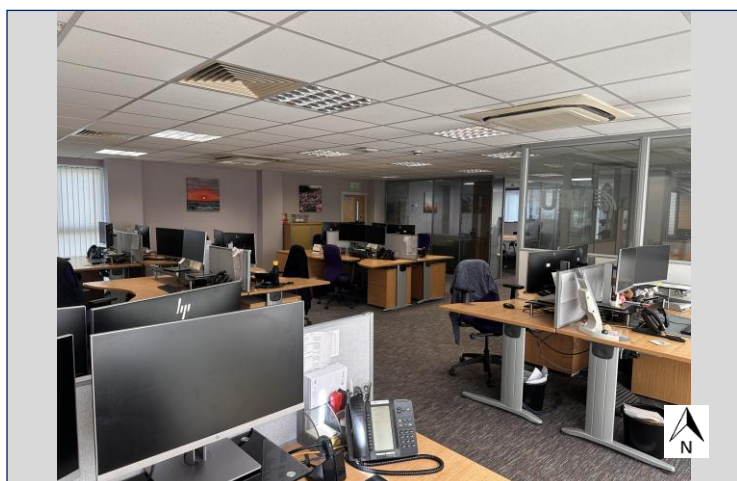
BUSINESS RATES

The offices are subject to business rates, to be paid by the Tenant.

LETTING AGENTS

Vicky Symcox-Black
Rostons Ltd
West View House
Hatton Heath
Chester
CH3 9AU
Tel: 01829 773000
Email: vickysymcox-black@rostons.co.uk

Rostons are letting the property on behalf of a related party.



Not to scale

Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
- 2) No person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property.



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