



TO LET

2 St John's Court, Vicar's Lane, Chester, CH1 1QE

Fully refurbished first floor office, high quality fit out, furnished, parking
1,636 sq ft (151.98 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

St John's Court is a prime office complex located on Vicar's Lane, with a scenic view of Grosvenor Park. This development consists of six top-tier office buildings and is ideally situated just a 5-minute walk from The Cross and Eastgate Street, offering easy access to the heart of the city.

The property comprises a first-floor office which has undergone a complete refurbishment.

The suite provides:

- Open plan/reception area
- 5 private offices
- 10-person boardroom
- Kitchen
- Air conditioning
- Window blinds
- 7 desks and associated furniture
- LED lighting

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sq m	NIA sq ft
Ground Floor Office	151.98	1,636

Terms

The property is available on an internal repairing lease for a 5-year term.

Rent

The rent is £35,750 per annum payable quarterly in advance to include 2 car spaces

Rent Deposit

A rent deposit may be requested dependent on credit checks.





Business Rates

The property has a Rateable Value of £25,000. Rates payable approx. £11,000

Service Charge

Circa £10,000 per annum to include electricity, gas and water.

Utilities

Gas, electricity and water included in service charge.

Energy Performance Certificate

The property has an EPC rating of C

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.

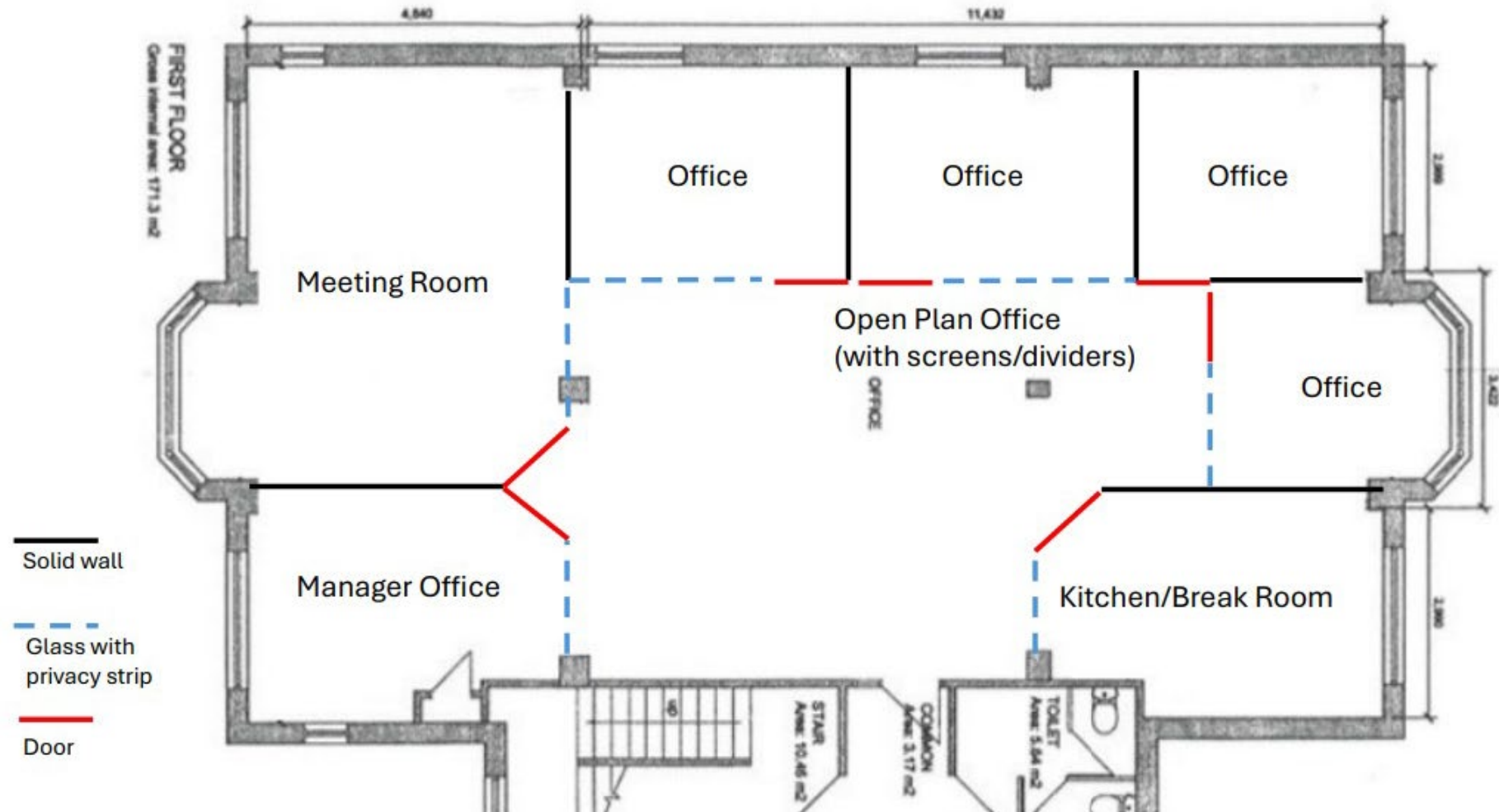
Code for Leasing Business Premises

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 / tenant.





Location

The property is located in the heart of Chester with easy access to Eastgate Street and The Cross, two of Chester's main shopping streets, providing a wide variety of retail, dining and entertainment options. It is also near Grosvenor Park, offering green space and a relaxing environment.



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: **February 2026**



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