



HONEYCOMB
BUSINESS COMMUNITIES

CHESTER

**EXTENSIVELY REFURBISHED
MODERN OFFICE ACCOMMODATION**

1,000 SQ FT TO 10,500 SQ FT

AVAILABLE NOW

WWW.HONEYCOMBCHESTER.COM

TO LET: HONEYCOMB, CHESTER BUSINESS PARK, CHESTER, CH4 9QH





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Chester Business Park is a 175 acre landscaped business environment in the Cheshire Green Belt. It is sited just 1 mile south of Chester City Centre and 1/4 mile north of the A55/A483 dual carriageway intersection providing direct access to the M53/ M56 and from there the M6 motorways.

The Park also benefits from a series of regular bus services providing up to 15 buses an hour, including a regular service to Chester Railway Station providing a rail gateway to Liverpool, Manchester, North Wales & London.

The landscaping incorporates existing ponds and central lakes incorporated into a 2 kilometre circular walk within the Park, and woodland and providing a home to several endangered wildlife species.

Principal occupiers include Bank of America, Marks & Spencer Money, Regus Serviced Offices, The Funding Corporation, Tetra Pak and Bristol-Myers Squibb Pharmaceutical Limited.

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DESCRIPTION

The development comprises 4 detached office buildings, within landscaped surroundings and have designated on-site car parking spaces for each property.

SPECIFICATION

The properties have the benefit of the following:

- Suspended tile ceilings
- High spec, low energy, LED lighting
- Full, low energy air conditioning
- Carpeted
- Perimeter trunking
- Male and female WC
- Kitchen facilities
- Double glazing
- ANPR CCTV System

GREEN CREDENTIALS

The buildings have been refurbished to provide a highly efficient, low energy, environment, all refurbished space has an EPC rating of B.

PARKING

A generous allowance for car parking is available.

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SOUTH



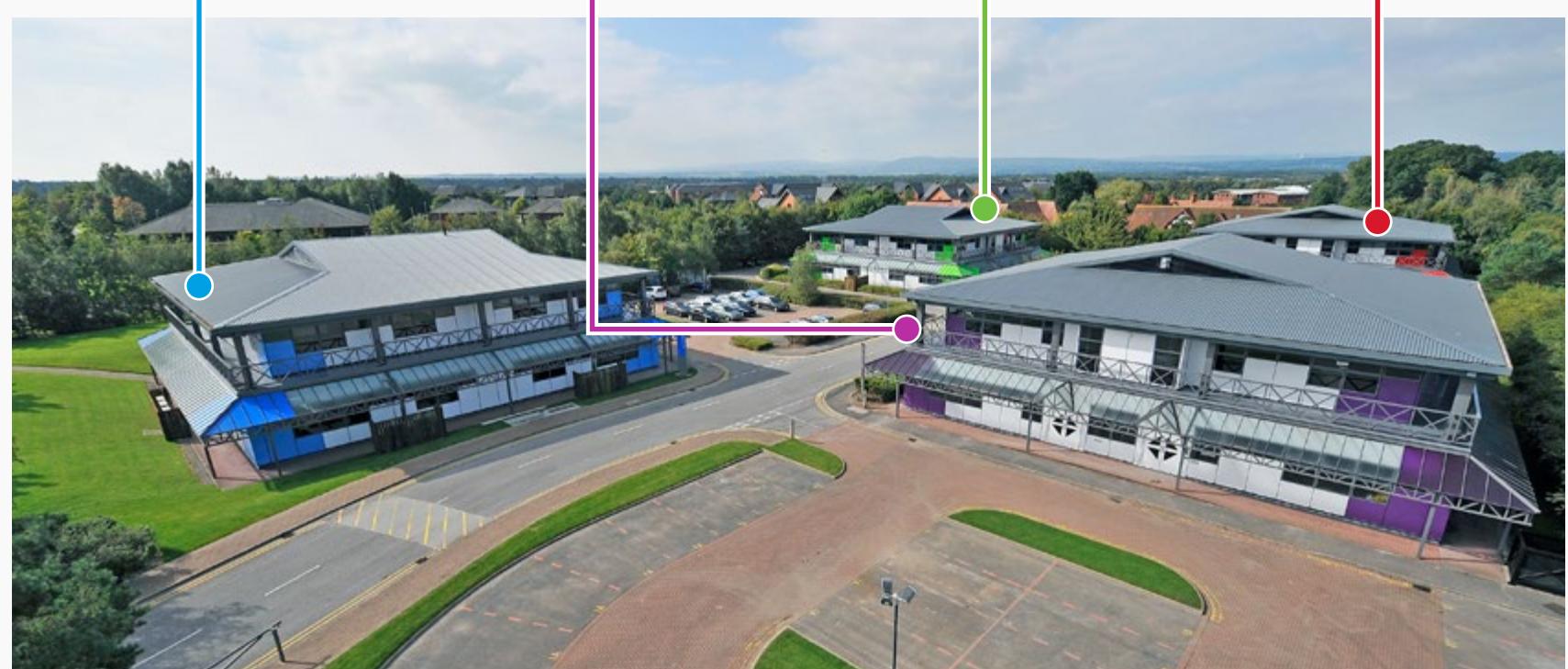
EAST



WEST



NORTH





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AVAILABILITY



Building	Suite	SQ M	SQ FT	Rent	Car Parking Spaces	Availability
Honeycomb North CH4 9QN	GF	279	3,003	-	-	LET TO MATT BURTON
Honeycomb East CH4 9QN	GF MAY SPLIT	565	6,081	£88,000	20	Available now
Honeycomb East CH4 9QN	FF	419	4,510	-	15	LET TO DEEPBRIDGE CAPITAL LLP
Honeycomb South CH4 9QJ	GF	270	2,909	-	9	LET TO MADISON
Honeycomb South CH4 9QJ	GF	272	2,923	£	9	LET TO TOWNLEY
Honeycomb South CH4 9QJ	FF	418.81	4,508	-	-	LET TO CHLO-BO LLP
Honeycomb West CH4 9QH	GF	141	1,517	-	5	LET TO HORAN ENGINEERING
Honeycomb West CH4 9QH	GF	141	1,520	-	5	LET TO QUAD RECRUITMENT
Honeycomb West CH4 9QH	FF	209	2,250	£32,625	8	Available now
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All prices are subject to VAT. SUBJECT TO CONTRACT.



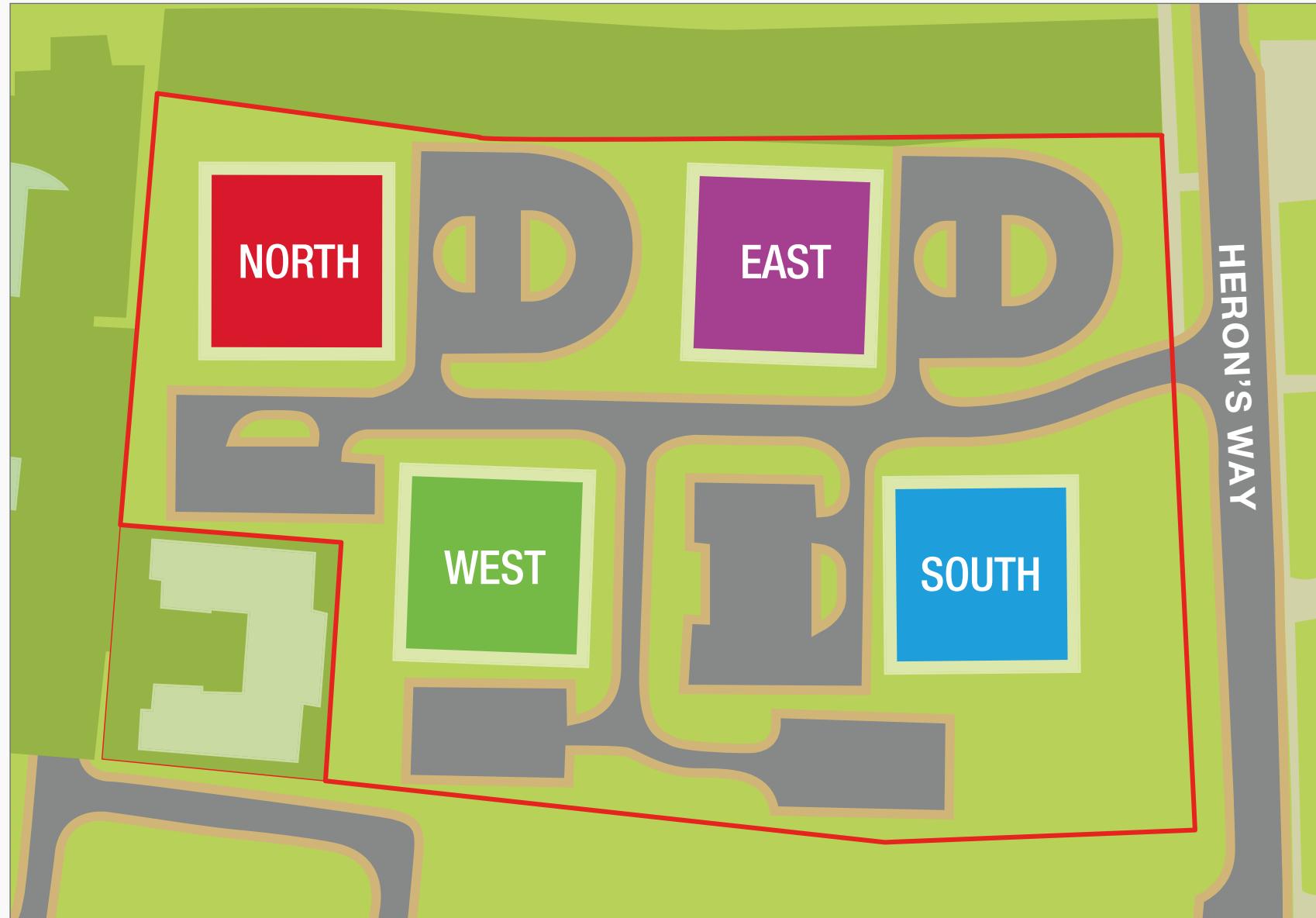
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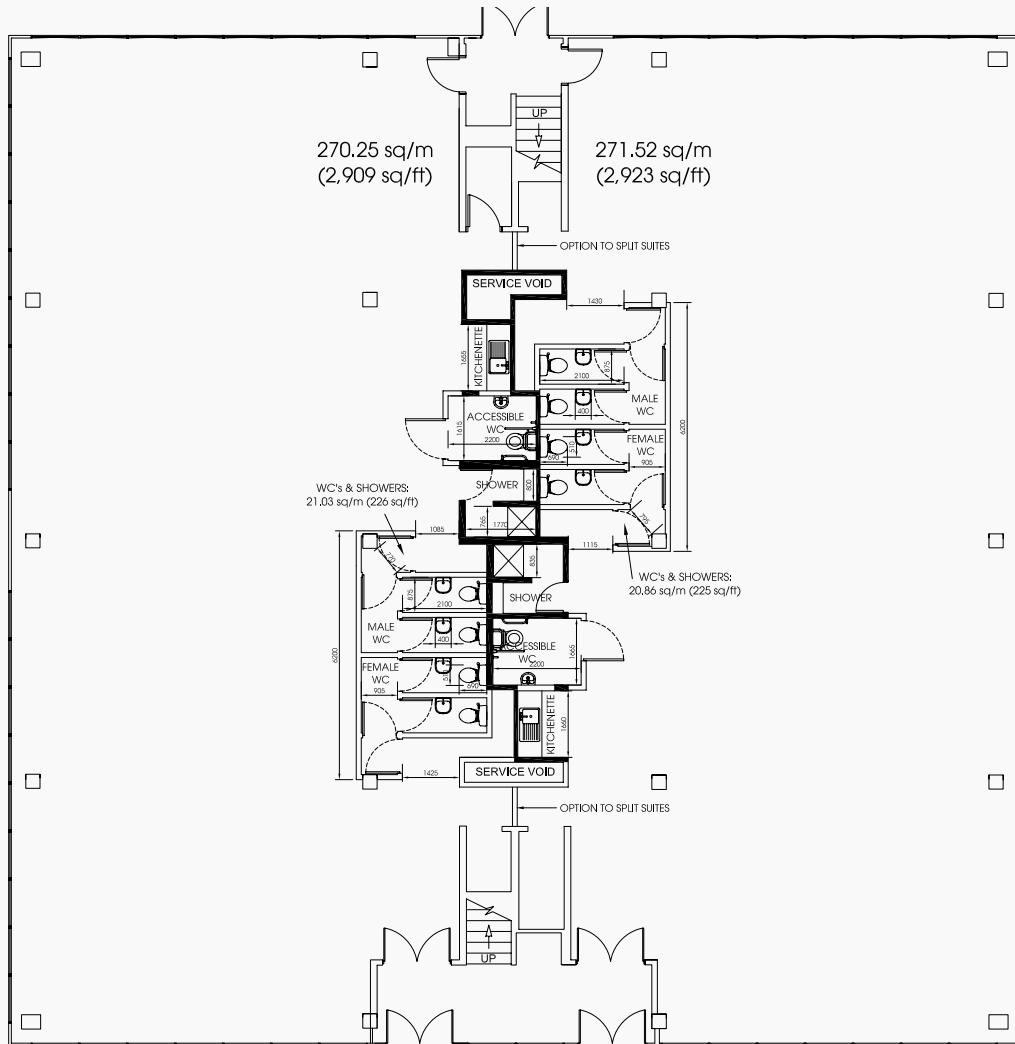
FLOOR PLANS

Indicative space plans are available on request.

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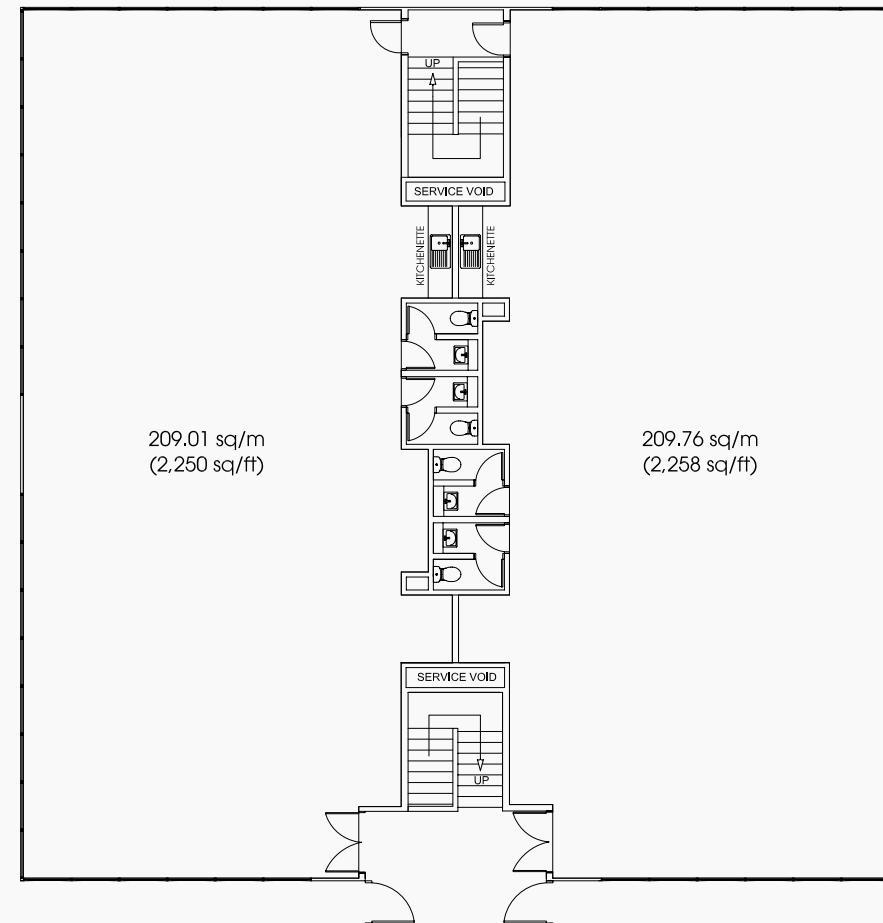
EAST - GROUND FLOOR



Proposed Ground Floor Plan

SCALE 1:75

WEST - FIRST FLOOR



Proposed First Floor Plan

SCALE 1:75



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SERVICE CHARGE

The landlord levies a service charge for the maintenance and management of the overall development, and detailed information can be provided by the letting agent.

BUSINESS RATES

See availability for current rates information.

VAT

All prices quoted are exclusive of, but may be subject to, VAT at the prevailing rate.

LEASE TERMS

All office suites are available on a new lease, directly from the landlords, for a period of years to be agreed. The leases will be excluded from the provisions made under paragraph 2 of the landlord and tenant act (1954).

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GALLERY

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LOCATION

Honeycomb Chester is located in the heart of Chester Business Park, adjacent to Herons Way.

Chester Business Park is one of the North West's premier Business Parks and the principal out of town office location for Chester. It is situated close to the junction of the A55 and A483, ensuring easy access to Chester City Centre, Wrexham, North Wales, and the wider motorway network.

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PLANS/PHOTOGRAPHS

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

VIEWING

Strictly by appointment through the joint agents:

Tom Creer
tjc@bacommercial.com

Fraser Crewe
fraser.crewe@bacommercial.com

Will Sadler
willsadler@legatowen.co.uk

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WWW.HONEYCOMBCHESTER.COM

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SUBJECT TO CONTRACT