

PARKSIDE ONE



TO LET at Chester Business Park up to
40,669 sqft of **Grade A** office space

LAST REMAINING PRINCIPAL OFFICE DEVELOPMENT SITE

SITE

THE PARK
& CHESTER

SPECIFICATION

FLOOR PLANS

LOCATION

CONTACT



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SPECIFICATION

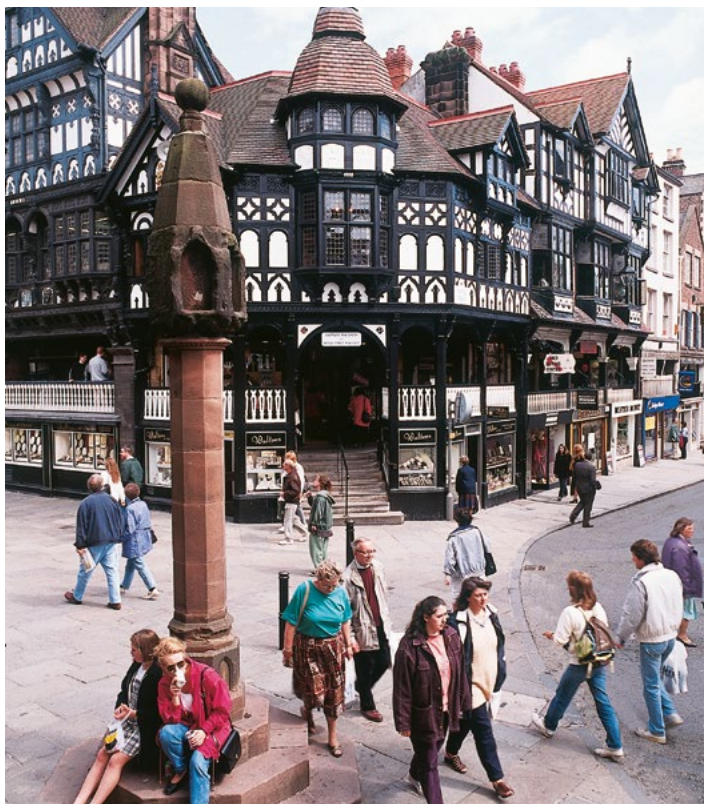
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Set in 170 acres landscaped business park which incorporates natural ponds and feature lakes. The Chester Business Park is one of the most successful office locations in the UK and has attracted a number of major international companies including Bank of America, BMS, Widex and Tetrapak

Parkside One is ideally located 1 mile south of Chester City Centre and a 1/4 mile north of the A55/A483 dual carriageway insecton giving direct access to the M53/56 and from there the M6 motorway. In addition there is a frequent bus service including a regular bus to Chester Station which gives rail access to Liverpool, Manchester, Birmingham and London.



The historic city of Chester offers some of the country's finest shopping, abundant parks and open spaces and a huge range of leisure and sporting opportunities including eight golf courses, Chester Zoo, The Roman Amphitheatre, The Grosvenor Museum and the country's oldest racecourse, the Roodee.

To live and work in Chester is a truly pleasurable experience. The quality of commercial, family and social life is quite exceptional and has been a major influential factor for companies locating and expanding here especially from overseas.



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**PARKSIDE ONE IS LOCATED
IN A PROMINENT POSITION
OVERLOOKING THE PARK'S
PRINCIPAL ROAD, HERONSWAY
AND ADJACENT TO REGUS,
TETRAPAK AND GB MAILING.**

Schedule of Net Internal Floor Areas*

	sqft	(sqm)
Ground	13,759	(1,278)
First	13,455	(1,250)
Second	13,455	(1,250)
Total	40,669	(3,778)

**Net internal floor areas as defined by RICS code of meaning practise.*



The three storey statement building will incorporate a number of architectural features including:

- Partly exposed structural tubular steelwork
- Curtain wall glazing with green tint
- Solar shading (brise soleil) to south and west elevations
- Standing seam aluminium barrel vaulted roof
- Structural glass towers
- Feature glazed entrance with triple-height atrium

Internally, Parkside 1 will be finished to a high quality standard including:

- Fully accessible raised floors
- Four pipe fan coil heating and cooling system
- Suspended ceilings incorporating recessed low energy fluorescent lighting
- Two 8 person scenic passenger lifts
- 152 on-site car spaces

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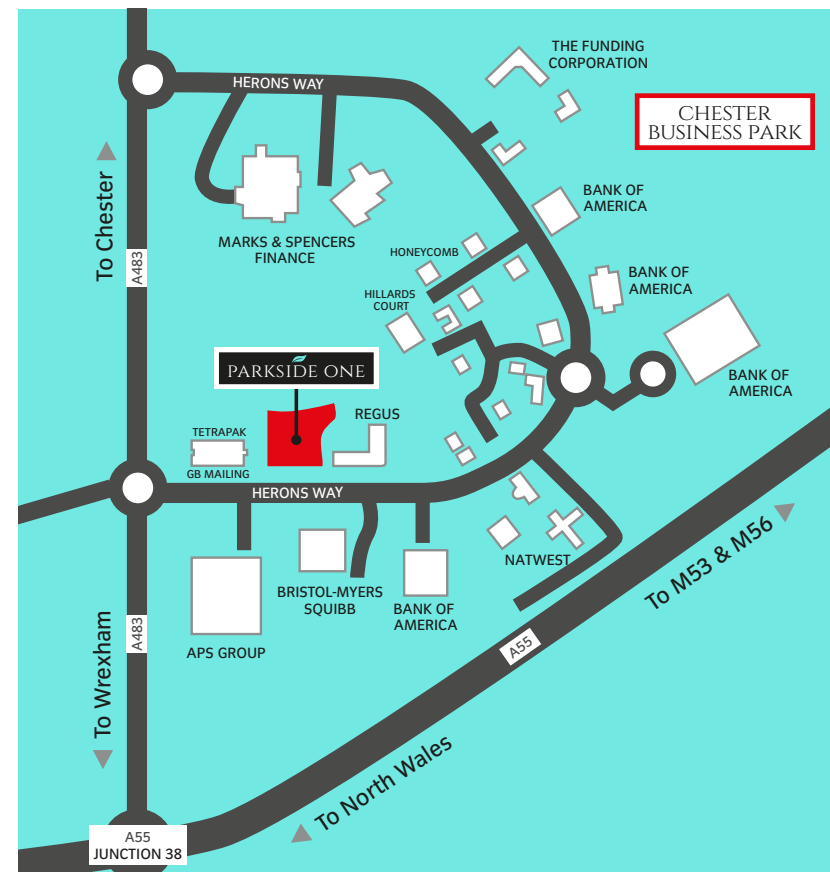
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PARKSIDE 1
CHESTER BUSINESS PARK
CHESTER CH4 9QL



Parkside1 is situated one mile south of the historic town of Chester. It adjoins the A55 expressway which links with the M53/M56 motorways. Chester has regular intercity rail link with London Euston (approx 2 hours) Manchester International airport is 45 minutes away by car and Liverpool John Lennon airport 35 minutes by car.

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For further information or to arrange a viewing, please contact:



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