

# PARKSIDE ONE



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

**LAST REMAINING PRINCIPAL OFFICE DEVELOPMENT**

PARKSIDE ONE		SITE	THE PARK & CHESTER	SPECIFICATION	FLOOR PLANS	LOCATION	CONTACT
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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)
<b>Total</b>	<b>40,669</b>	<b>(3,778)</b>

\*Net Internal Floor areas as defined by BCS code of measuring practice

**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 devices tilted to south and west elevations
- Slanting steam 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 and low energy fluorescent lighting
- Two 18 person scenic passenger lifts
- 150 on-site car spaces

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**SAT NAV CH4 9QL**

**PARKSIDE 1  
 CHESTER BUSINESS PARK  
 CHESTER CH4 9QL**

Parkside 1 is situated one mile south of the historic town of Chester. It adjoins the A55 expressway which links with the M55/M6 motorways. Chester has regular intercity rail links with London Euston (approx 2 hours). Manchester International airport is 45 minutes away by car and Liverpool John Lennon airport 35 minutes by car.