

## OFFICE TO LET

# ONE CITY PLACE, CH1 3BQ

2,088 Sqft.

### DESCRIPTION

Office C at One City Place is a fully fitted, high-specification workspace designed for modern businesses. Spanning 2,088 Sqft. on the third floor, it is available by lease assignment and offers a turnkey solution in a well-appointed, professional setting. The building is fully let, with this suite being the only available suite in the building.

The layout has been carefully designed to balance productivity and collaboration, featuring an integrated meeting room with a TV for seamless video conferencing, a contemporary kitchen with a breakfast bar, and breakout areas for informal meetings.

Designed for efficiency and style, the premium fit-out minimises setup costs, enabling businesses to move in and operate immediately. The 'Grade A' specification includes, full access raised floors, with floor boxes providing power and data, LG7 lighting with PIR sensors, full VRF comfort cooling and heating system and a floor to ceiling height of 2.8m.

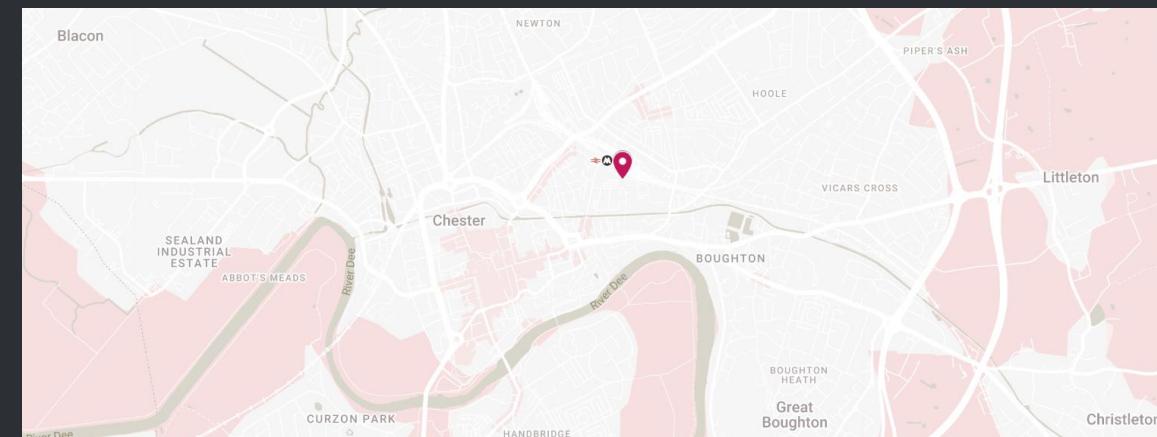
### LOCATION

One City Place is Chester's first BREEAM 'Excellent' rated office building and a landmark office development in Chester's Central Business Quarter, next to Chester Railway Station. The station offers direct rail links to London, Manchester, Crewe, and Wrexham, while Manchester and Liverpool Airports are within a 40-minute drive. The city's bus network connects to regional destinations, including Chester Zoo and North Wales.

With immediate access to the M53 and M56, Chester links seamlessly to the M6 and M62 corridors. The A55 provides a direct route along the North Wales coast, while the A483 connects to Wrexham and beyond.

### SPECIFICATION AND AMENITIES

- BREEAM "Excellent"
- 3 x 13-person passenger lifts
- Male, female and disabled WC facilities and combined shower/disabled WCs
- LG7 lighting with PIR sensors
- Finished floor to ceiling height – 2.8m
- Energy efficient VRF comfort cooling and heating system
- Dedicated secure on-site parking for 3 cars
- Dedicated bicycle racks



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## SCHEDULE OF AREAS

Floor	Sqft.	Sq. m.	Information
3 <sup>rd</sup> Floor	2,088	193.98	Available

## FINANCIALS

Rent: £20.95 per sqft.

Rates: £7.17 per sqft.

Parking: £1,250 per space p/a

Legal fees: Each party to bear their own costs

EPC Rating: A

## LEASE OPTIONS

The premises are available via a lease assignment of a 10-year lease from March 2023, with a tenant break in March 2028, protected under the Landlord and Tenant Act 1954.

## YOUR SHB CONTACTS



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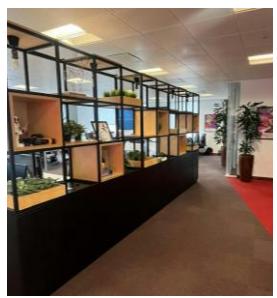
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THIRD FLOOR OVERVIEW (NTS)



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