



Office C, One City Place, Queens Road, Chester, CH1 3BQ

**Turnkey solution in vibrant modern office block adjacent to
Chester Station**

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

Summary

Available Size	2,088 sq ft
Rates Payable	£7.17 per sq ft
Service Charge	TBC
Car Parking	£1,250 per space / annum
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Office C at One City Place is a fully fitted, high-specification workspace designed for modern businesses. Spanning 2,088 Sq ft 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Unit C	2,088	193.98	Available
Total	2,088	193.98	



Viewing & Further Information

Andy Guntrip

0203 725 8904 | 07932 062204

aguntrip@shbre.co.uk

Jason Pilkinson

0203 725 8903

jpilkinson@shbre.co.uk

Ollie Friend

0203 854 9909 | 07493 194131

Ofriend@shbre.co.uk

SHB

Find out more @ shbre.co.uk