



City Place

Chester

City **Place** sets new standards for office space in Chester with its stunning architecture, modern design & sustainability features.

City Place is the most significant, new commercial office-led development Chester City Centre has ever seen.

As the focal point of the Central Business Quarter, City Place is the most important new address for businesses in the city.

Taking inspiration from its rich heritage and industrial foundations, City Place is located at the city's gateway, adjacent to the recently refurbished Grade II listed Railway Station and runs along the Shropshire Union Canal.

Building on Chester's established connections, City Place is leading the renaissance of the city's commercial offering. Ultimately, the scheme will provide in excess of 500,000 sq ft of Grade A office accommodation, associated retail and leisure facilities, as well as 200 residential units and new public realm.

City Place is proud to offer businesses something new and modern that is firmly inspired by the city's colourful past.



One City Place...

..will comprise a six storey grade A office building with a net internal area of approximately 70,000 sq ft, which will set new standards in terms of specification, sustainability and quality in Chester City Centre.

Floor to ceiling glazing will allow natural light to flood the space, revealing panoramic and inspiring views of the city.

The large, column-free floorplates arranged around a central core, will offer occupiers maximum flexibility for their workplace design.

“City Place, the most important new address for businesses in the city.”





Shropshire Union Canal

Waitrose
Opening December 2014



Future Hotel Development

Key

- Offices
- Residential

One City Place

New Car Park

Chester Train Station

A Sense of **Success**



Chester

Chester is an aspirational place to live and work for many reasons. In fact, the Sunday Times recently named Chester in its Top ten most desirable places to live in the North West. Founded by the Romans in AD79, Chester has a wealth of historical and cultural heritage but it is also a beautiful city with stunning countryside and coastlines just a few miles away.

However it's not all about the history, Chester also has a contemporary edge with modern infrastructure, vibrant economic status and an innovative enterprise community. Thanks to its strategic location, with excellent access to the major motorway networks and two international airports, all of this is within easy reach of the rest of the region.

City highlights also include:

- an outstanding shopping experience with its historic two-tier rows and traditional department stores sitting alongside modern shopping centres and outlets
- an abundance of high quality restaurants, cafes and bars
- historic city walls and visitor attractions including the magnificent Cathedral, Racecourse and acclaimed Zoo.

“City Place is an enviable business address that will really launch Chester’s Central Business Quarter.”

Cheshire Local Enterprise Partnership.

Economy

City Place is the perfect seal of approval for Chester’s buoyant economy, the city is renowned for its established and diverse financial services sector including the Bank of America, Lloyds Banking Group and M&S Money.

The industry continues to invest in Chester with the Bank of America having committed to setting up its Global Technology Innovation Centre in Chester.

The City and Cheshire West economy is also noted for its strengths in sectors such as advanced engineering, energy, chemicals, pharmaceuticals, automotive, manufacturing, food and drink, professional services and creative industries.

In addition, the area has a strong legal and judicial sector with County and Crown Courts and a strong cluster of leading legal professional services.



Education

The future is bright for those studying in and around Chester. According to a 2012 survey, 75% of students from the University of Chester secured employment within just six months – excellent news also for local businesses looking to recruit high calibre graduates within the city.

Chester provides exceptional education and training facilities, including the University of Chester, West Cheshire College and the Chester College of Law.

In neighbouring areas, further quality educational establishments are Mid Cheshire College, South Cheshire College, Warrington Collegiate, Manchester Metropolitan University Crewe Campus, Reaseheath Agricultural College, Liverpool University Leahurst Campus and Glyndŵr University. Deeside College and Wirral Metropolitan College are within easy reach.

There are more than 160,000 students within the universities of Manchester, Liverpool and Chester delivering almost 62,000 graduates per year within commuting distance of Chester; it is one of the largest graduate catchments in the UK.

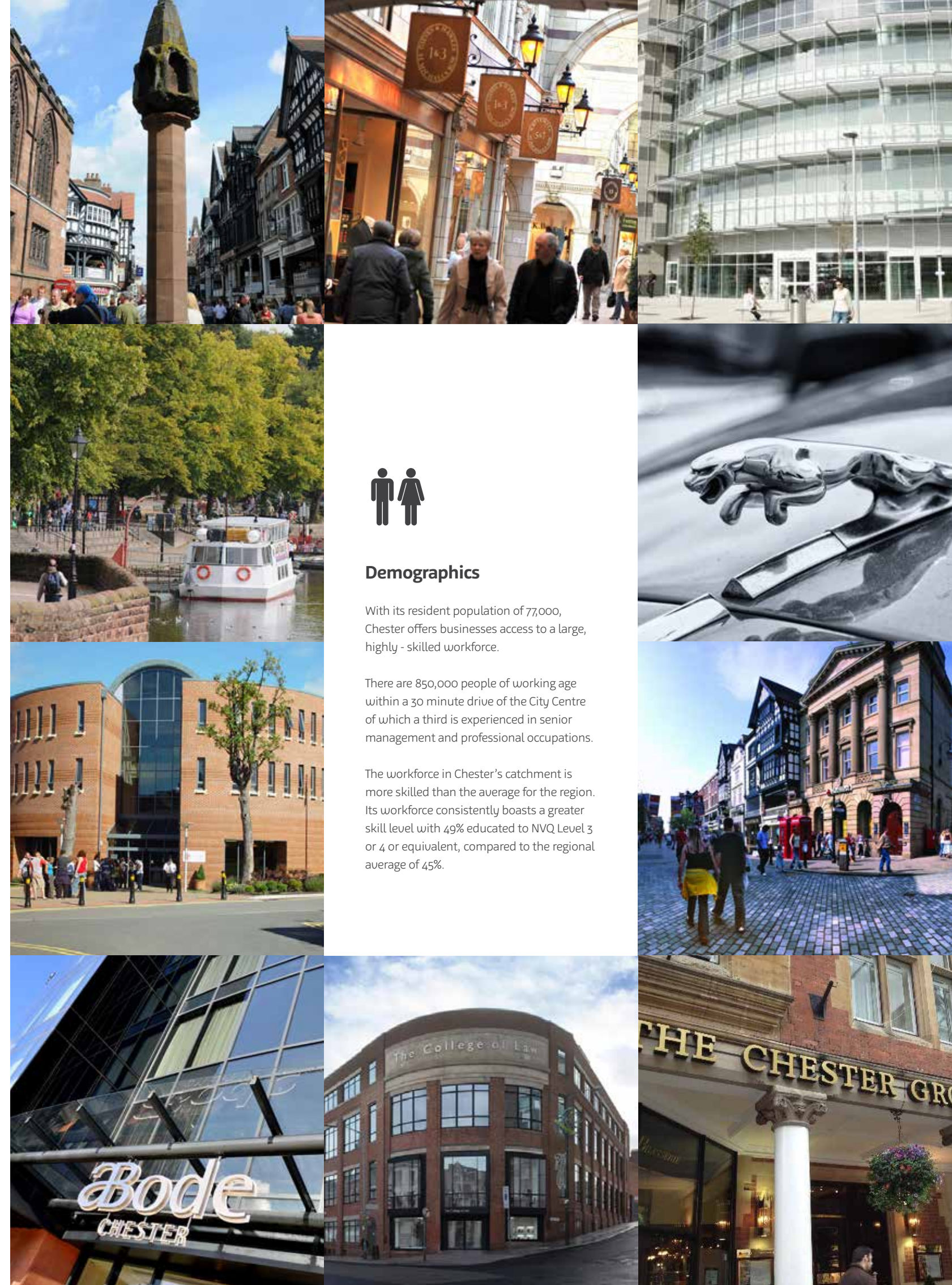


Demographics

With its resident population of 77,000, Chester offers businesses access to a large, highly - skilled workforce.

There are 850,000 people of working age within a 30 minute drive of the City Centre of which a third is experienced in senior management and professional occupations.

The workforce in Chester’s catchment is more skilled than the average for the region. Its workforce consistently boasts a greater skill level with 49% educated to NVQ Level 3 or 4 or equivalent, compared to the regional average of 45%.





**City Place is the most significant,
office-led development Chester
city centre has ever seen.**

“Marvellous Chester is one of English history’s greatest gifts to the contemporary visitor.”

Lonely Planet Guide

Culture

Chester has a rich architectural, historical and archaeological backdrop – the city features some of the best examples of Roman and medieval architecture. The recently restored Roman Amphitheatre is used for many events and performances in the city, including Theatre in the Park and music literature festivals.

Chester Racecourse holds a hugely successful programme of race meetings as well as music events and corporate hospitality. Chester is also home to the UK’s Number One Wildlife Attraction, Chester Zoo.

Chester has a significant retail offering from large department stores such as Browns of Chester to multi-national retail stores such as Marks & Spencer, Waterstones, Office and Laura Ashley. There are a variety of specialist and independent shops and the ‘two tier shopping galleries’ offer a unique and special retail environment providing a second level of shops above the street which is home to many privately owned boutiques.


The Future

Chester has many achievable aspirations as a city. In recent years, it has developed the One City Plan, a hugely exciting and ambitious opportunity to draw together a number of projects, initiatives and ideas into one overarching delivery plan and vision.

Delivery plan and vision to include:

- transformation of the retail area, a key anchor national retailer, quality public realm, open spaces, public squares, food and leisure facilities
- conversion of the art deco former Odeon Cinema on Northgate Street into a new theatre and library for the city
- enhancements of the City Walls and Rows.
- expansion of Chester Zoo to make it into the largest animal, conservation and leisure attraction of its type in Europe
- the University of Chester Thornton Campus will house the new Faculty of Science & Engineering.



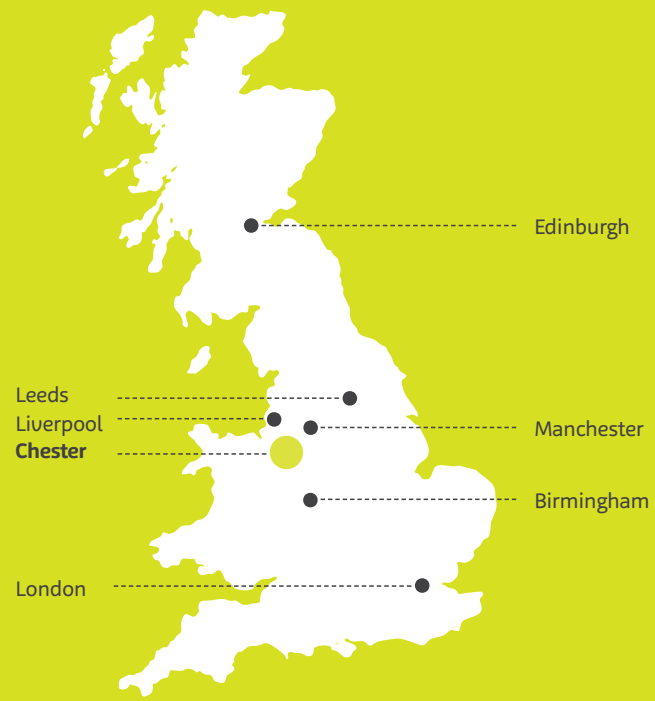


Eating & Drinking

Dining out in Chester has never offered so much diversity, whether you’re eating a light lunch with friends, or a romantic meal for two.



Connectivity



Chester is accessible to all parts of the UK, with 15 million people and a third of British industry within two hours drive. Planned future investment in the UK's transport network, such as the HS2 high speed rail link and the second Mersey crossing, will further strengthen Chester's connectivity.

Chester's proximity to the M53 and M56 motorways provides the city with convenient access to both the regional and national motorway networks, in particular the M6 north-south corridor and the M62 east-west route. The A55 road runs along the North Wales coast to Holyhead and the A483 links the city to nearby Wrexham and Swansea to the far south.

Chester Railway Station is one of the busiest North West rail hubs in the region with hourly direct services to London and Manchester as well as offering extensive local and regional services.

The nearest airports to Chester are Manchester International and Liverpool John Lennon, which are both approximately 40 minutes by road from Chester. London's main airports can be reached by plane from Manchester in approximately 55 minutes.

From the city centre, locals and visitors can also travel by bus to Wales, the surrounding countryside and Chester Zoo.



By Car

Liverpool	40 mins
Warrington	35 mins
Manchester	50 mins
Birmingham	1hr 45 mins

Manchester Airport	35 mins
Liverpool John Lennon Airport	30 mins



By Train

Liverpool	45 mins
Manchester	1 hr 10 mins
Birmingham	1 hr 45 mins
London	2 hrs
Cardiff	2 hrs 40 mins
Edinburgh	4 hrs



**Floorplates from
11,539 sq ft - 12,841 sq ft**



Availability

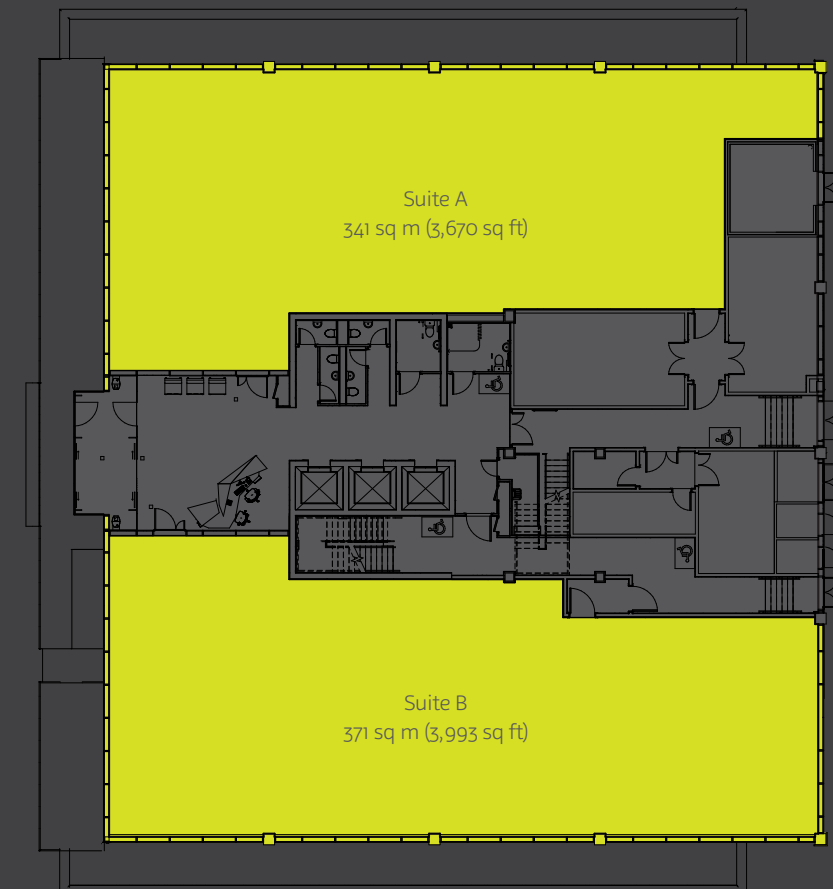
Ground Floor Plan

Schedule of floor areas

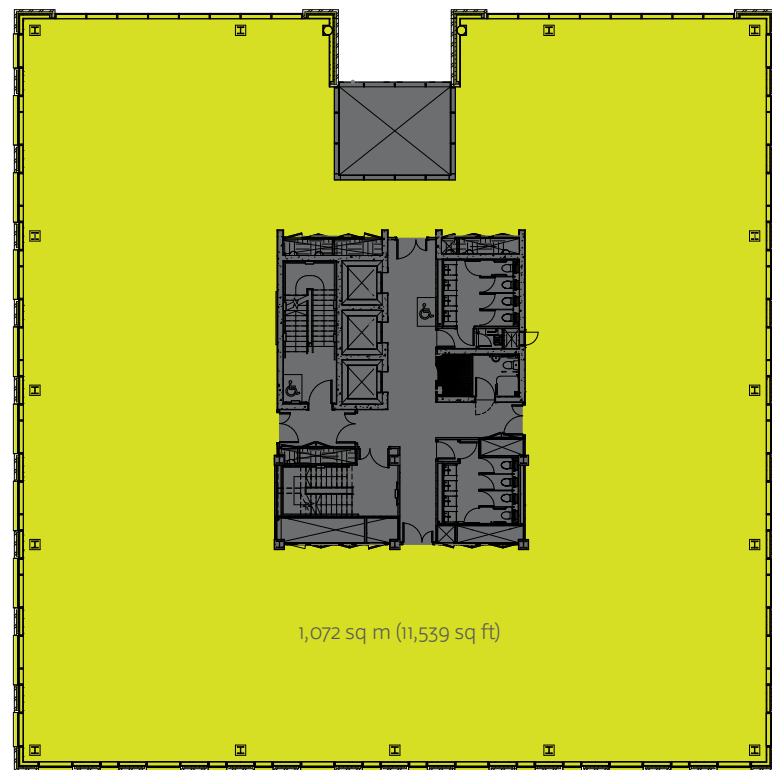
Ground Floor:

Suite A	3,670 sq ft	341 sq m
Suite B	3,993 sq ft	371 sq m
First Floor	11,539 sq ft	1,072 sq m
Second Floor	12,056 sq ft	1,120 sq m
Third Floor	12,841 sq ft	1,193 sq m
Fourth Floor	12,841 sq ft	1,193 sq m
Fifth Floor	12,841 sq ft	1,193 sq m
TOTAL	69,772 sq ft	6,482 sq m

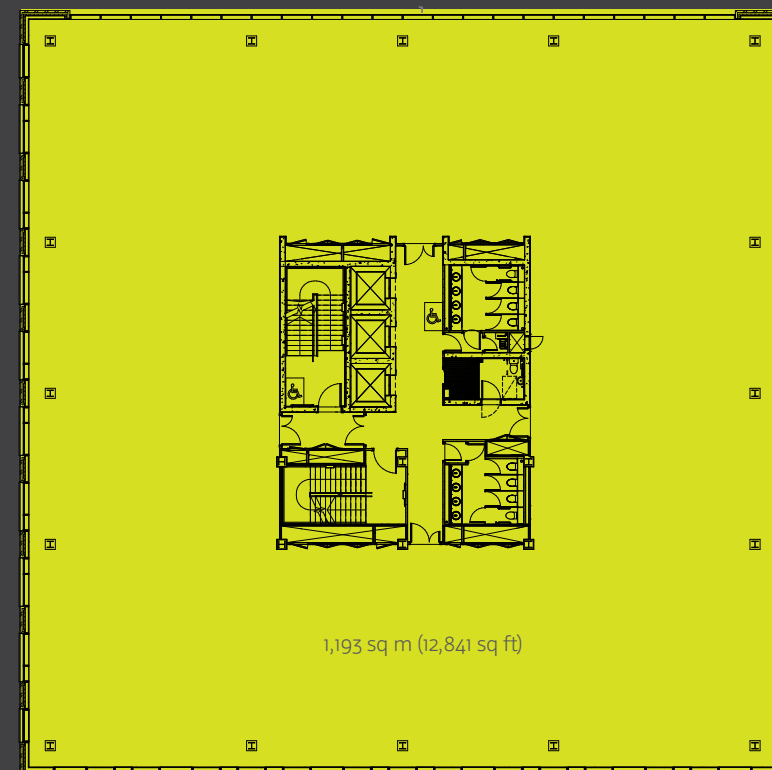
The above floor areas are net internal areas and have been taken from architects' scale drawings in accordance with the relevant RICS Code of Measuring Practice



First Floor Plan

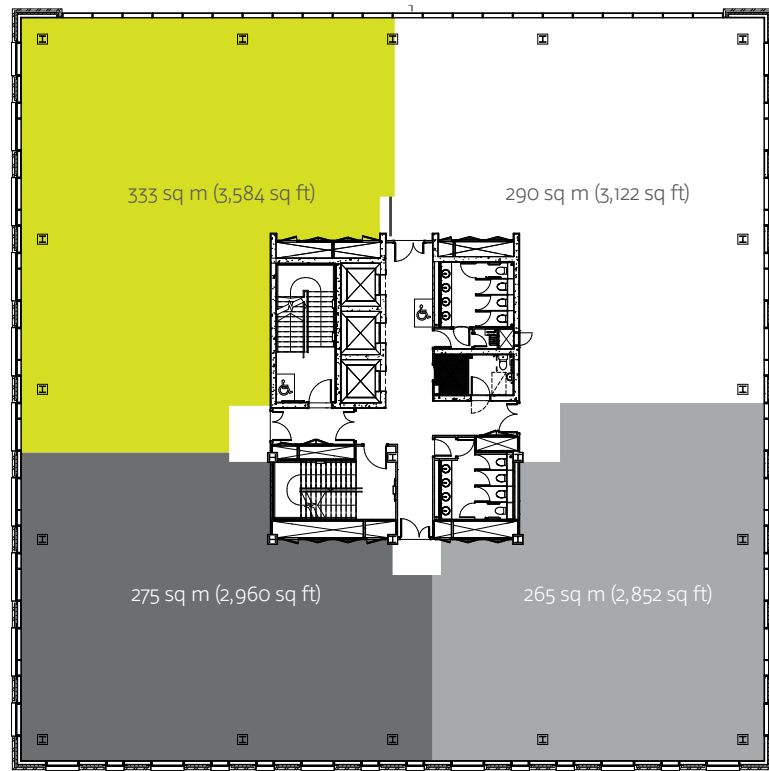


Typical Upper Floor Plan

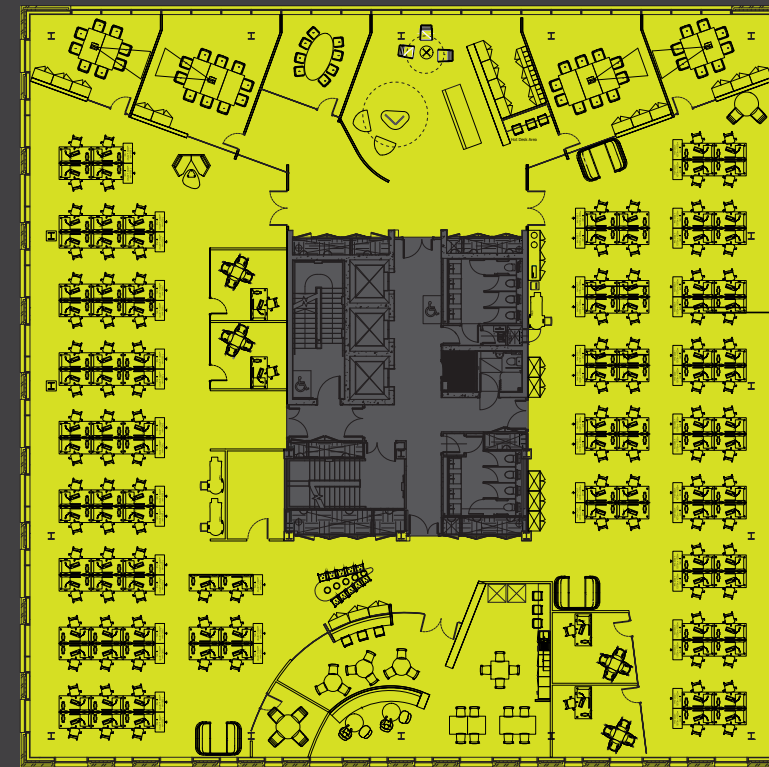


Availability

Proposed Floor Split



Indicative Space Plan





▲ CGI showing One City Place interior

Specification

- Comfort cooling and heating system – energy efficient VRF system designed to accommodate an occupancy level of 1 per 10 sq m
- WC facilities – each floor has male/female WC and combined shower/disabled WCs
- Lift installation – 13 person passenger lifts
- Raised access floors – metal encapsulated fully accessible raised floors
- Ceilings – megapanel fully accessible suspended ceiling system on a 600mm x 600mm tile module
- Floor Loading Capacity – 2.5kN/m²
- Finished floor to ceiling height – 2.8m
- Lighting – LG7 lighting with PIR sensors providing lighting levels of 400 lux within the office areas
- Car parking – 41 on-site car parking spaces
- Dedicated bicycle racks in basement

Sustainability

- Chester's first BREEAM "Excellent" rated office building
- Design stage predicted EPC Rating "B"
- Enhanced building fabric U values
- Solar control glazing
- Air source VRF heat pump systems which are considered to be a renewable energy technology
- Building Energy Management system
- Low Energy T5 + LED lighting technology
- Intelligent lighting control systems
- Energy efficient lift technology
- 10% on-site renewable energy generator achieved via the VRF heat pumps

Developer



St Paul's Square, Liverpool



Stockport Exchange, Stockport



Talbot Gateway, Blackpool

Muse Developments

Muse Developments is part of the Morgan Sindall Group plc, a leading UK construction and regeneration group with revenue of over £2 billion. Muse operates through five divisions of construction and infrastructure, fit out, affordable housing, urban regeneration and investments.

Muse's resources and expertise cover the complete development cycle for all areas of mixed-use development – commercial, residential, retail and leisure – and for the crucial areas of public realm that articulate the built environment.

Muse has raised the bar when it comes to delivering excellence in development solutions for a better future. Working together with clients, partners, occupiers and investors, the grand scale of its projects is never at the expense of the individual, as Muse blends imagination and experience to help shape a landscape that improves the way we all live and work.



CityPlace

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Developer



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