

TO LET HIGH SPECIFICATION MODERN OFFICE  
ACCOMMODATION  
SUITES FROM 1,295 SQ FT TO 3,900 SQ FT  
WITH EXTENSIVE PARKING

POPLAR  
AND MAPLE HOUSE



AT PARK WEST, CHESTER, CH1 4RN



## DESCRIPTION

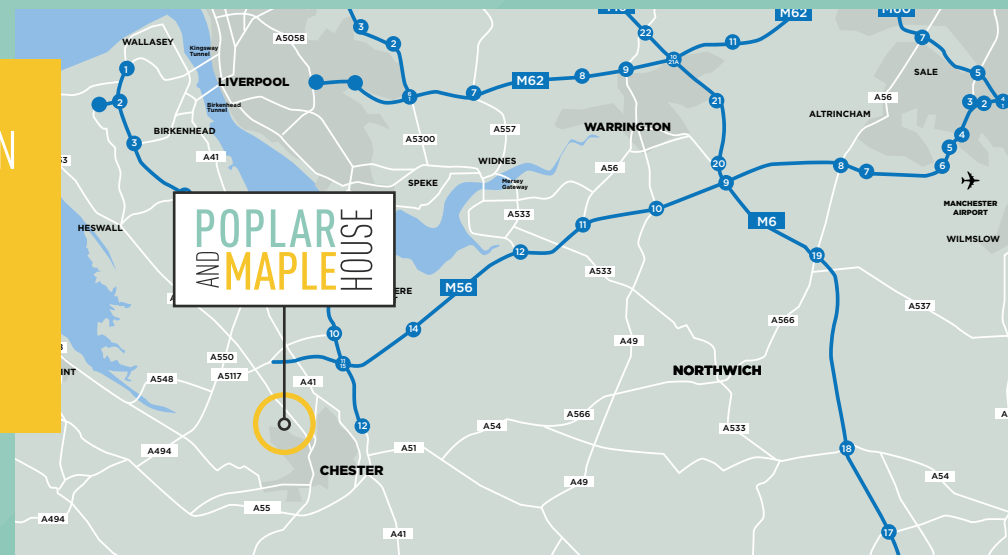
Poplar House & Maple House comprise the two self contained wings of a three storey detached office building that has recently undergone extensive refurbishment to a high standard situated within the impressive mature landscaped environment of Park West.

Park West is situated a short drive from the city centre and is one of Chester's most successful office developments, combining the advantages of the city with the benefits of an out of town location. Ease of access, generous car parking and the wealth of close by amenities make Park West a strategic location for business.

SITUATED WITHIN THE IMPRESSIVE  
LANDSCAPED ENVIRONMENT OF PARK WEST



PARK WEST IS LOCATED WITHIN  
AN EASY WALKING DISTANCE  
OF THE MAIN CHESTER PARK  
AND RIDE TERMINAL







SUPERB ACCOMMODATION  
TO SUIT AN INDIVIDUAL  
OCCUPIERS NEEDS



## SPECIFICATION

Each property is arranged over ground, first and second floors and provides large open plan modern floor plates suitable for a wide variety of uses. The premises can be partitioned to suit an individual occupier's needs and comfort cooling can be retro fitted if required. Each property has the benefit of a lift, thus providing full disabled access and W.C. facilities are provided on each floor as well.



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HOME  
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**ACCOMMODATION**  
GALLERY  
FURTHER INFO



## ACCOMMODATION

The following office suites within Poplar and Maple House are currently available:

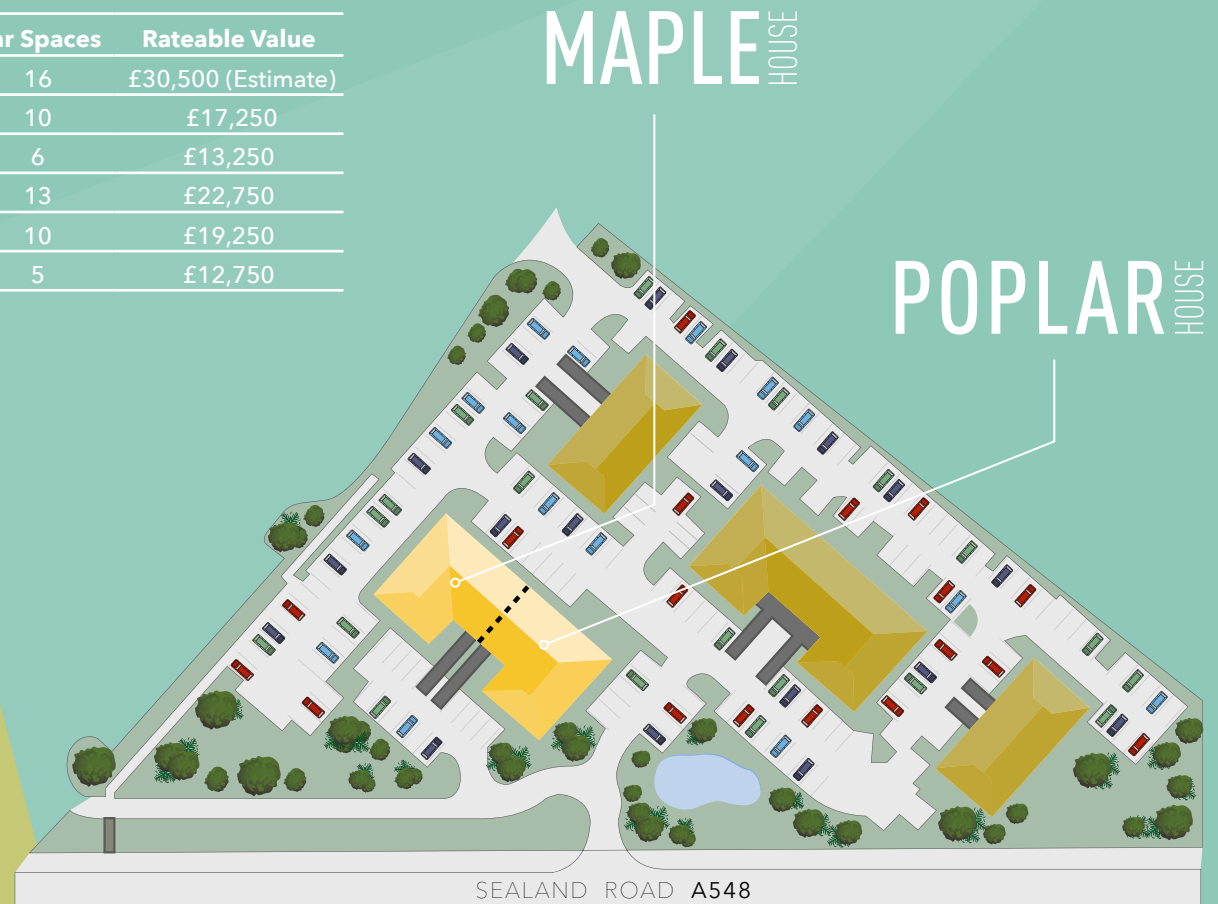
Building	Floor	Suite	Sq ft	Rent p.a.	Car Spaces	Rateable Value
Maple House	Ground	Whole	3,900	£35,100	16	£30,500 (Estimate)
Maple House	Ground	A	2,361	£21,249	10	£17,250
Maple House	Ground	B	1,539	£13,851	6	£13,250
Maple House	First	B	3,145	£26,732	13	£22,750
Poplar	First	B	2,604	£22,134	10	£19,250
Poplar	Second	B	1,442	£12,257	5	£12,750

The service charge is calculated at approximately £3.86 per sq ft to include the maintenance and upkeep of the common areas, WC's, lift and landscaped areas of the Business Park. This service charge also includes all heating to the offices.

To calculate Business Rates Payable multiply the Rateable Value by 0.491. Information provided on Business Rates is given as a guide only. Interested parties should make their own investigations.

\* The Rateable Value of this suite is below £12,000 and you may be eligible for 100% Small Business Rates Relief meaning no Business Rates are payable.

FLOOR PLATES CAN BE SPLIT TO PROVIDE BESPOKE OFFICE SUITES





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## TERMS

Office suites are available to let for a term to be agreed. Please refer to "Accommodation" for details on available suites and rents.

## VAT

All figures quoted are exclusive of and maybe liable to, VAT at the standard rate prevailing.

## VIEWING

For further information, or to arrange a viewing, please contact the joint agents.

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RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

## MAPLE HOUSE / POPLAR HOUSE, PARK WEST, CHESTER, CH1 4RN

### SCHEDULE OF AVAILABILITY

House	Floor	Size (sq ft)	Car Parking	Rent (Per Annum)	2018 Rateable Value & Rates Payable	Budget Service Charge (Per annum)	Building Insurance	Status
Maple	Ground (Front)	2,361	10	£21,250	RV = £17,259 RP = £8,500	£9,100	£360	Available
Maple	First (Rear)	3,145	13	£26,750	RV = £22,750 RP = £11,000	£12,200	£475	Available
Poplar	First (Rear)	2,604	10	£22,150	RV = £19,250 RP = £9,500	£10,000	£390	Available
Poplar	Second (Rear)	1,442	5	£12,300	RV = £12,800 (est) RP = £6,400 (est)	£5,600	£225	UNDER OFFER

\*Eligible for 100% rates relief

**For further information, please contact:**

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