



providing flexible workspace

To Let Offices and workshops

**Evans Business Centre
Chester West Employment Park
Minerva Avenue, Sovereign Way, Off Sealand Road
Chester, CH1 4QL**

This Evans Business Centre is an exciting new development of 66 units incorporating a mix of commercial uses including offices, manufacturing and storage.

Situated in a prime location approximately one and a half miles from the city centre in the major Chester West Employment Park.

Self storage space is available from 2 to 19 sq m (20 to 200 sq ft) from as little as £5 per week.

More information is available on our website, www.evanseasyspace.com



Benefits of Evans Business Centre, Chester West

- Easy-in, easy-out terms
- Inclusive of landlord's insurance and service charge
- No legal costs
- 24 hour access
- On site parking

Offices and workshops

Offices

- Suspended
- Category II lighting, heating, carpeting
- All units have telephony and broadband services

Workshops

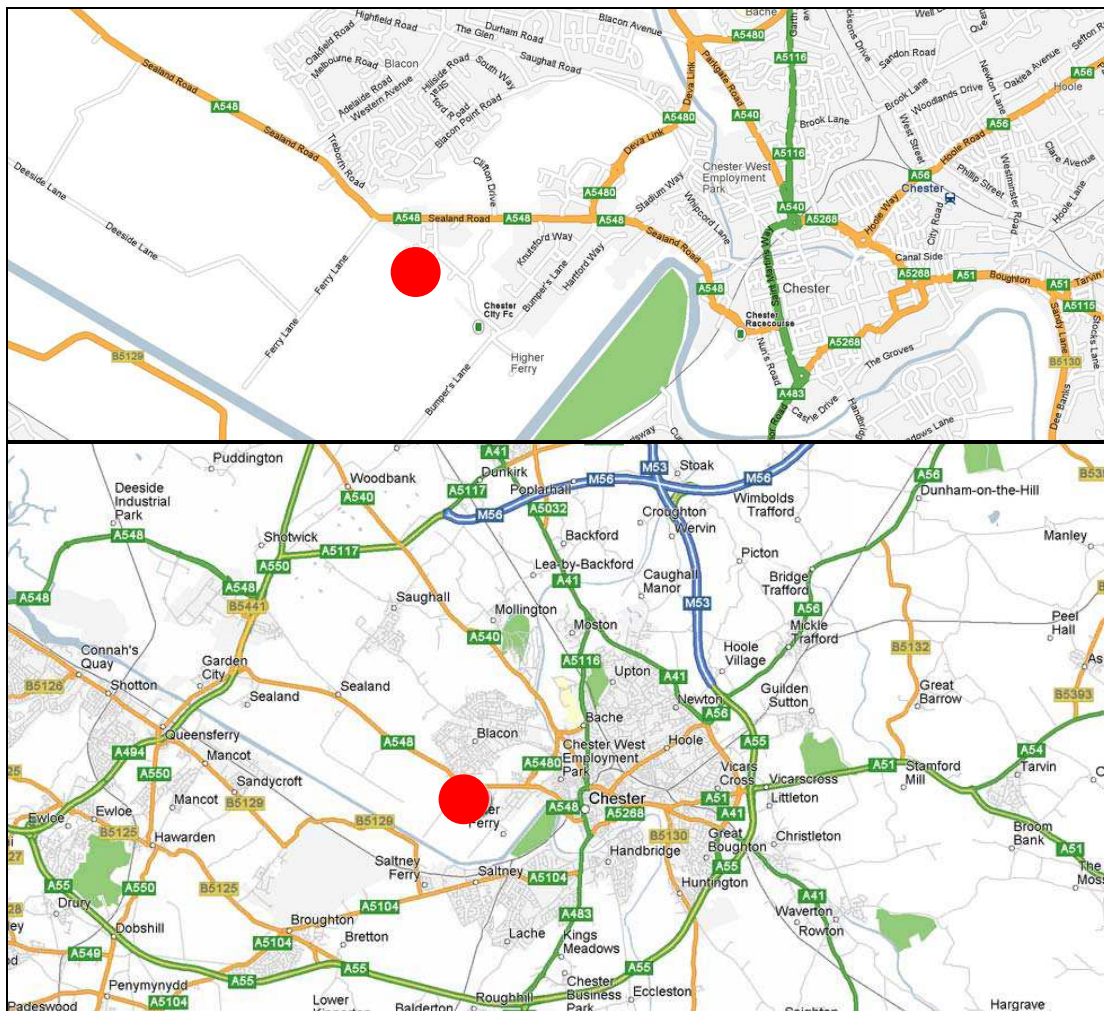
- Sectional up and over shutter and personnel access door
- 3-phase electric
- Lighting
- W.C. accommodation

Location

The Evans Business Centre is situated within Deeside Industrial Estate, which is park of the Industrial Park on one of the most important Industrial locations in the North-West, and conveniently located with the M56 approximately 3 miles away. Major companies located with the Park include Toyota, Iceland Frozen Foods, Pilkington Micronics, Convatec and TNT.

Accommodation

- 34 communal offices ranging from 13 to 34 sq m (145 to 355 sq ft).
- 9 individual offices ranging from 27 to 56 sq m (290 to 600 sq ft).
- 23 workshops ranging from 70 to 177 sq m (750 to 1,900 sq ft).



**EVANS BUSINESS CENTRE,
CHESTER WEST EMPLOYMENT PARK, MINERVA AVENUE, SOVEREIGN WAY,
CHESTER CH1 4QL
November 08**

Unit	Type	Area - sq ft	Rent Mthly + VAT	Rateable Value	Fully Inc. Rent Monthly + VAT **	COMMENTS
1	OFFICE	345	-	£3750	-	LET
2	OFFICE(furnished 3 work stations)	245	£420	£2800	£720	AVAILABLE
3	OFFICE	330	£515	£3750	£915	AVAILABLE
4	OFFICE(furnished 4 work stations)	240	£425	£2750	£710	AVAILABLE
5	OFFICE	295	£460	£3400	£810	AVAILABLE
6	OFFICE	235	£375	£2700	£700	AVAILABLE
7	OFFICE(furnished 3 work stations)	240	£415	£2750	£710	AVAILABLE
8	OFFICE	270	-	£3100	-	LET
9	OFFICE	315	£510	£3250	£930	AVAILABLE
10	OFFICE	195	£340	£2025	£590	AVAILABLE
11	OFFICE	350	-	£3350	-	LET
12	OFFICE	245	£390	£2550	£720	AVAILABLE
13	OFFICE	315	£515	£3250	£930	AVAILABLE
14	OFFICE(furnished 6 work stations)	355	£670	£3350	£1055	AVAILABLE DEC
15	OFFICE(furnished 2 work stations)	200	£345	£2075	£555	AVAILABLE DEC
16	OFFICE(furnished 2 work stations)	145	-	£1575	-	LET
17	OFFICE	315	-	£3250	-	LET
18	OFFICE(furnished 2 work stations)	150	-	£1625	-	LET
19	OFFICE	450	£645	£4550	£1185	AVAILABLE
20	OFFICE	750	-	£7300	-	LET
21	OFFICE	500	£665	£5100	£1300	AVAILABLE
22	OFFICE	500	£665	£5100	£1300	AVAILABLE
23	OFFICE	300	-	£3450	-	LET
24	OFFICE	290	-	£3350	-	LET
25	OFFICE	600	-	£5800	-	LET
26	WORKSHOP	1000	-	£5000	N/A	LET
27	WORKSHOP	750	-	£3700	N/A	LET
28	WORKSHOP	1370	-	£6800	N/A	LET
29	WORKSHOP	1730	-	£8600	N/A	LET
31	WORKSHOP	1400	-	£6900	N/A	LET
32	WORKSHOP	1000	£665	£4950	N/A	AVAILABLE
33	WORKSHOP	1000	-	£4950	N/A	LET
34	WORKSHOP	1900	-	£9400	N/A	LET
35	OFFICE	210	£350	£2425	£600	AVAILABLE
36	OFFICE	210	£350	£2425	£600	AVAILABLE
37	OFFICE	220	£360	£2550	£610	AVAILABLE
38	OFFICE	160	£280	£1925	£485	AVAILABLE DEC
39	OFFICE	160	£280	£1925	£485	AVAILABLE

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November 08**

Unit	Type	Area - sq ft	Rent Mthly + VAT	Rateable Value	Fully Inc. Rent Monthly + VAT **	COMMENTS
40	OFFICE(furnished 2 work stations)	160	£280	£1925	£485	AVAILABLE
41	OFFICE	200		£2300	£560	LET
42	OFFICE	260	£410	£3000	£745	AVAILABLE
43	OFFICE	500	£665	£5100	£1300	AVAILABLE
44	WORKSHOP	1000	-	£4950	N/A	LET
45	WORKSHOP	1000	£665	£4950	N/A	AVAILABLE
46	WORKSHOP	1000	-	£4950	N/A	LET
47	WORKSHOP	1000	£665	£4950	N/A	AVAILABLE
48	WORKSHOP	1400	-	£6900	N/A	LET
49	WORKSHOP	1200	-	£5900	-	LET
50	WORKSHOP	1000	-	£4950	-	LET
51	WORKSHOP	1000	-	£4950	-	LET
52	WORKSHOP	1900	-	£9400	-	LET
53	OFFICE	210	-	£2425	-	LET
54	OFFICE	210	-	£2425	-	LET
55	OFFICE	220	-	£2550	-	LET
56	OFFICE	160	-	£1925	-	LET
57	OFFICE	160	-	£1925	-	LET
58	OFFICE	160	£265	£1925	£485	AVAILABLE
59	OFFICE	200	-	£2300	-	LET
60	OFFICE	260	£410	£3000	£745	AVAILABLE
61	OFFICE	500	£665	£5100	£1300	AVAILABLE
62	WORKSHOP	1000	-	£4950	N/A	LET
63	WORKSHOP	1000	-	£4950	N/A	LET
64	WORKSHOP	1000	£665	£4950	N/A	AVAILABLE
65	WORKSHOP	1000	-	£4950	N/A	LET
66	WORKSHOP	1200	-	£5900	N/A	LET

* Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential clients should satisfy themselves as to the validity of figures given.

** Rates in £ is 46p. ** Inclusive of rates, furnishing, heating, lighting, water and telecoms