

space to ::



QUALITY OFFICES IN A RURAL SETTING



to let

RURAL SETTING OF QUALITY & DISTINCTION
A Prestigious Office Development of 54,000 sq ft (5,016.6 sq m)
Suites/buildings from 1,100 sq ft (102.2 sq m)



DESCRIPTION

The whole design philosophy takes a lead from the nearby Grosvenor Estate. The use of traditional building materials, such as Welsh slate roofs, cast aluminium gutters and downspouts, solid hardwood entrance doors and rustic facing bricks for the exterior; is augmented by contemporary interiors incorporating the most up-to-date fittings. A comprehensive programme of landscaping is interspersed with ample car parking to give a site of unusual distinction and quality.

There are ten buildings totalling approximately 54,000 sq ft (5,016.6 sq m) ranging from 1,100 sq ft (102.2 sq m) to 10,000 sq ft (929 sq m).

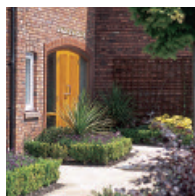
SPECIFICATION

- Gas fired central heating
- Perimeter trunking for power and data cabling
- Suspended ceiling incorporating category II diffused lighting
- Generous on site allocated car parking
- Quality fully fitted carpets throughout
- Comfort cooling/auxiliary heating
- Lift to first floor in buildings 8 and 10
- Small integral kitchenette within each suite
- Full site 360° CCTV/Security with link to 24hr monitoring system
- Controlled access through security barrier
- High speed data access



TEN BUILDINGS TOTALLING 54,000 sq ft (5,016.6 sq m)

www.bellmeadowbusinesspark.co.uk





JUST 10 MINUTES FROM THE BEAUTIFUL CITY OF CHESTER



TERMS

The properties will be available on full repairing and insuring covenants for a term to be agreed to include regular rent reviews.

RENT

Upon application.

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the cost of maintenance and upkeep of common areas.

LEGAL COSTS

The tenant will be responsible for the landlord's legal costs in documenting the transaction.

VIEWING

Interested parties are invited to contact the letting agents, Legat Owen or Beresford Adams Commercial.

Subject to Contract.



LOCATION

Just one and a half miles from the Chester southerly by-pass Bellmeadow Business Park benefits from easy access and proximity to major road links to the whole of the North West of England and North Wales. Whether heading north to the large conurbations of Liverpool and Manchester; or south to the Midlands and Birmingham, the travel distance from Bellmeadow Business Park make this a very attractive location.

There is a frequent bus service between Wrexham some seven miles further south, and Chester; the centre of which is three and a half miles to the North, with a stop at the entrance to the development.

VIEWING

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

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A Prestigious Development By PPLS Partnership

MISDESCRIPTION: These particulars do not form part of any offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agents or the vendors, or lessors. All properties are offered subject to contract and availability. June 2010

Designed and produced by Richard Barber & Company 0161 281 0088

BELL MEADOW BUSINESS PARK, PULFORD, CHESTER, CH4 9EP



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Building	Size (sq ft)	Rent (excl VAT)	Car Parking Spaces	Budget Service Charge	Rateable Value / Rates Payable	Status
Waverton House	1,436	£21,540	4	£2,100	£19,500 / £9,750	Available
Poulton House Ground Floor, RHS	1,862	£27,930	5	TBC	£25,300 / £12,650 (estimated)	May 2017
Pulford House First Floor, LHS	2,521	£37,815	7	TBC	£34,300 / £17,150 (estimated)	Available
Bretton House First Floor	1,687	£25,350	5	TBC	£22,750 / £11,400	Available

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[Click to view Bell Meadow Website](#)

Rents are quoted on an annual exclusive basis and are subject to Service Charge Buildings Insurance and VAT