

# **VISTA** ST DAVID'S PARK, EWLOE CH5 3DT

Prestige offices to let from 5,000 to 20,500 sqft with up to 100 car parking spaces





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## DESCRIPTION

Vista, constructed in 2006, lies at the heart of the acclaimed St David's Park amongst a cluster of similar buildings occupied by blue chip companies. The first and second floors, each of approximately 10,250 sqft will be refurbished to provide high-quality air-conditioned space.

Two lifts rise to the upper floors from the ground floor entrance hall and toilets are available on both floors.

Up to 100 car parking spaces are available subject to agreement and fast fibre broadband can be accessed on site.

- Mineral fibre suspended ceilings
- Category II lighting
- Full access raised floor
- Air-conditioning
- Fully decorated and carpeted throughout



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## LOCATION

Vista is centrally located on the well-established St David's Park at Ewloe, which extends to about 140 acres.

St David's Park lies adjacent to a roundabout intersection of the A55 and A494 dual-carriageways and offers easy access to the M56 and M53 motorways and Chester which lies just seven miles to the East.

The business park is home to St David's Park Hotel, The Running Hare pub/restaurant and a childcare centre. The Park is home to the headquarters of Redrow Group, HSBC, Moneysupermarket and Unilever.



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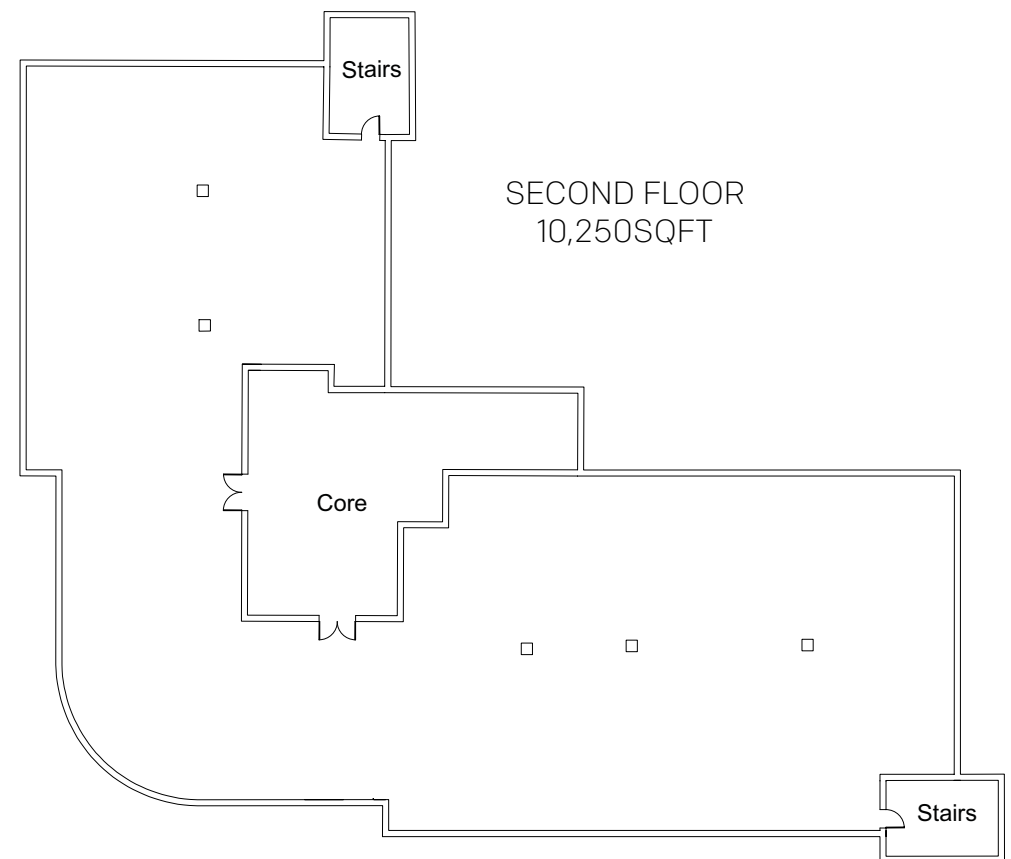
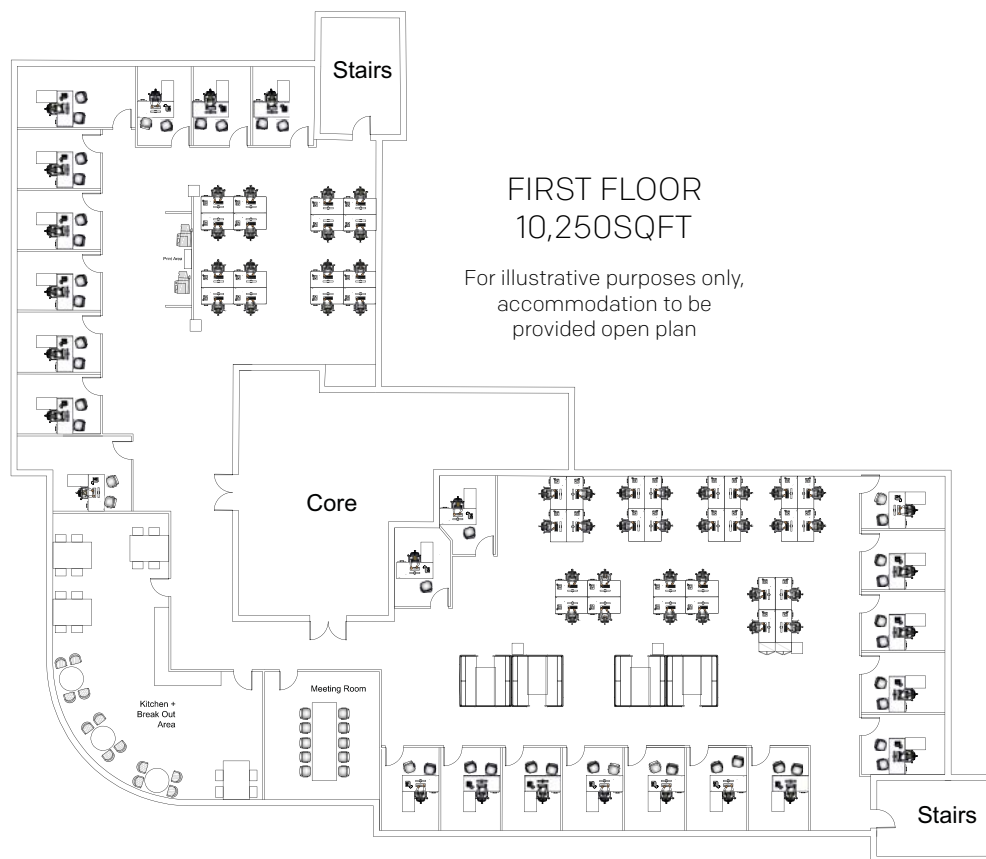


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## ACCOMMODATION

The property has been measured in accordance with IPMS 3.



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## RENT

On application to the joint agents

## SERVICE CHARGE

The Tenant will be responsible for a fair proportion of the costs in connection with the provision of services to the building.

## UTILITIES

Included in service charge

## ENERGY PERFORMANCE

EPC information is available on request from the agents

## LEGAL COSTS

Each party to a transaction will be responsible for its own costs.

## VAT

All prices are exclusive of but will be liable to VAT at the appropriate rate.

## PHOTOGRAPHY

Some photography is historic in nature and it is expressly stated that such images are included for reference only rather than implying fact as at date of preparation of these particulars.

## VIEWING

Strictly by appointment with the joint agents.

## CONTACTS

WILL SADLER  
LEGAT OWEN  
T. 01244 408 219  
[willsadler@legatowen.co.uk](mailto:willsadler@legatowen.co.uk)

NEIL KIRKHAM  
CBRE  
T. 0151 471 4933  
[neil.kirkham@cbre.com](mailto:neil.kirkham@cbre.com)

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)

**CBRE**  
**0151 224 7666**  
[www.cbre.co.uk](http://www.cbre.co.uk)

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