



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

Legat Owen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

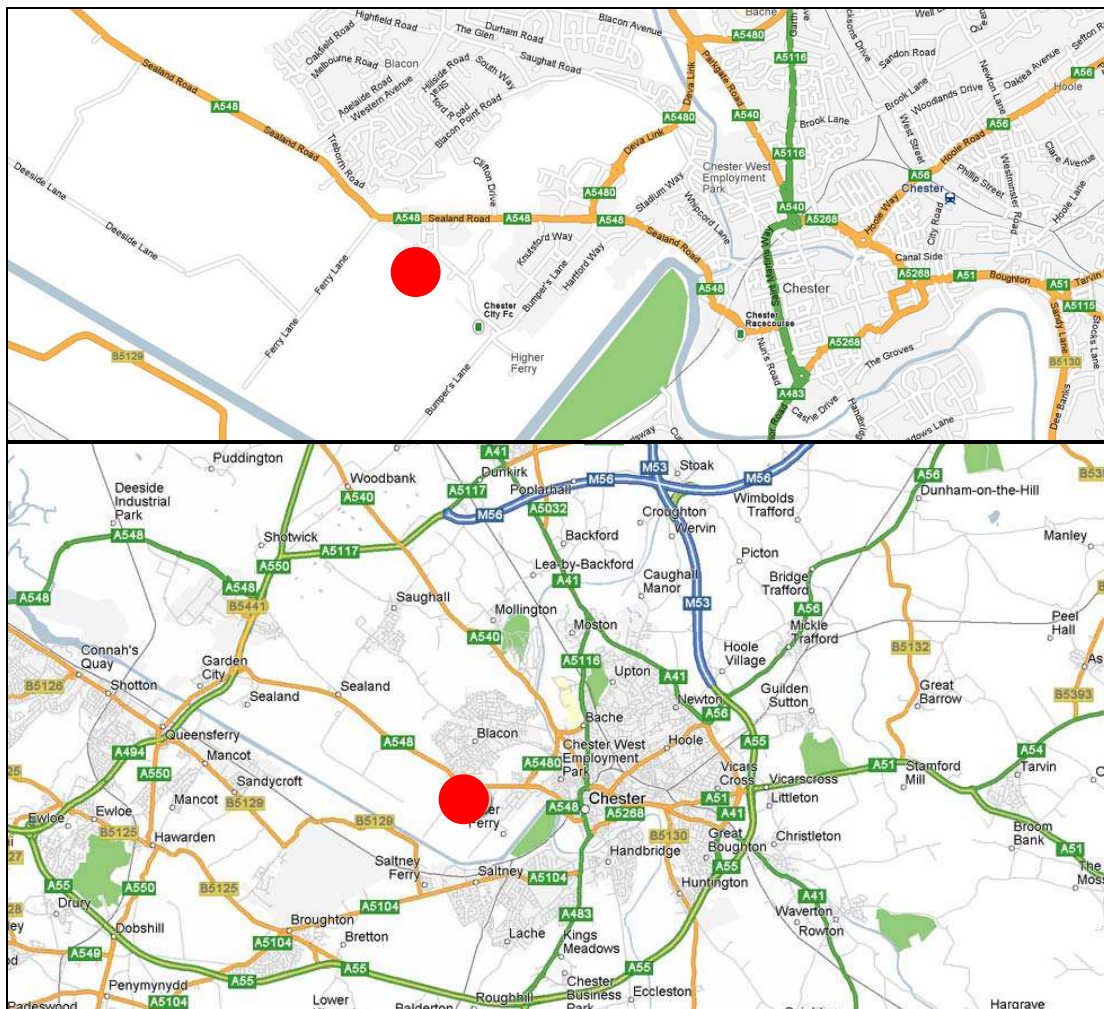
easy
...it couldn't be easier

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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CHESTER CH1 4QL
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