



a better place to work...





The advantages of Chester as a business location have been acknowledged by a range of national and international companies including: Marks and Spencer Money, Bristol-Myers Squibb, Deutsche Bank Mortgages, Bank of America and GB Group.



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.

Park West provides high quality two and three storey office buildings situated within an impressive mature landscaped environment.

A variety of self contained office suites are available, please see current availability on the enclosed schedule.



Site Plan





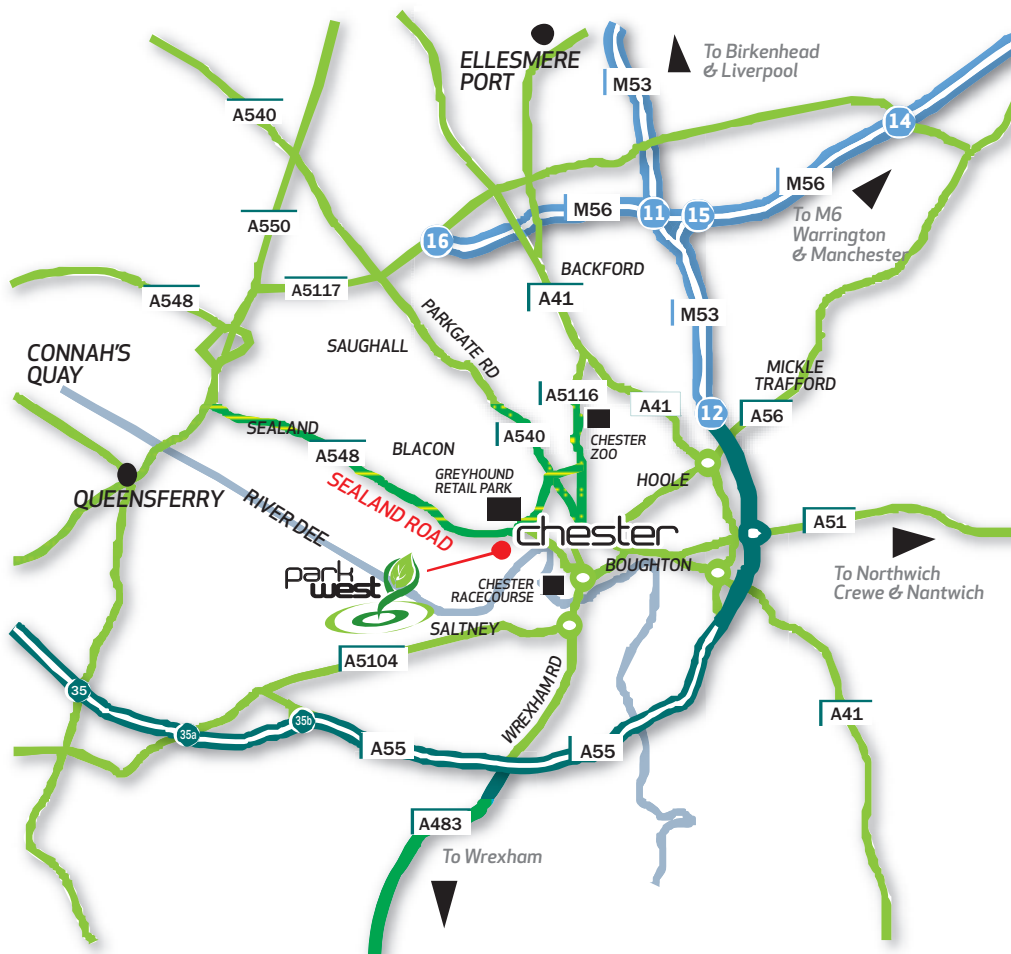


# location

Park West occupies a prominent position on the A548 Sealand Road, 1.5 miles to the west of Chester City Centre.

To the east and within 3 miles is junction 12 of the M53 which links directly with the M56 via junction 11 and leads on to the M6 via junction 9.

To the west, Sealand Road links the A550 which connects directly with the A55 North Wales Expressway and the M56 via junction 16.



Chester has a main Intercity rail link which offers fast and frequent services nationwide.

International airport facilities are available at both Manchester and Liverpool, both of which are within 30 minutes drive.

Public transport facilities are excellent and Park West is located within an easy walking distance of the main Chester park and ride terminal.

The successful Greyhound Retail Park which provides a variety of shops, restaurants and leisure facilities is within a short walk.

## Terms

Upon application.

## Contact

[willsadler@legatowen.co.uk](mailto:willsadler@legatowen.co.uk)



A Development by



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# BEECH HOUSE, PARK WEST, CHESTER WEST EMPLOYMENT PARK, CHESTER, CH1 4RJ

BUILDING	FLOOR	SQ. FT.	CAR PARKING	RENT	RATEABLE VALUE	RATES PAYABLE	STATUS
Beech House Block A	G	2,910	12	£25,000 per floor	£67,500 total	£34,000 total	3 floors available
	1	2,910	12				
	2	2,910	12				
Beech House Block B	G	1,646	8	£14,000 per floor	£16,500 per floor	£8,250 per floor	Ground floor LET 2 floors available
	1	1,689	8				
	2	1,649	8				
Beech House Block C	G	2,910	12	£25,000 per floor	£22,000 per floor	£11,000 per floor	3 floors available
	1	2,910	12				
	2	2,910	12				

Service charge budget is £4.50 psf subject to reconciliation 31 March each year.

Includes gas heating, lift maintenance, cleaning all shared areas, electricity in shared areas, maintenance of fire alarm, water, external maintenance, gritting, estate lighting, gardening.

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