

TO LET HIGH SPECIFICATION MODERN OFFICE  
ACCOMMODATION  
WITH EXTENSIVE PARKING

POPLAR  
AND MAPLE HOUSE



AT PARK WEST, CHESTER, CH1 4RN



## DESCRIPTION

Poplar House & Maple House comprise the two self contained wings of a three storey detached office building that has recently undergone extensive refurbishment to a high standard situated within the impressive mature landscaped environment of Park West.

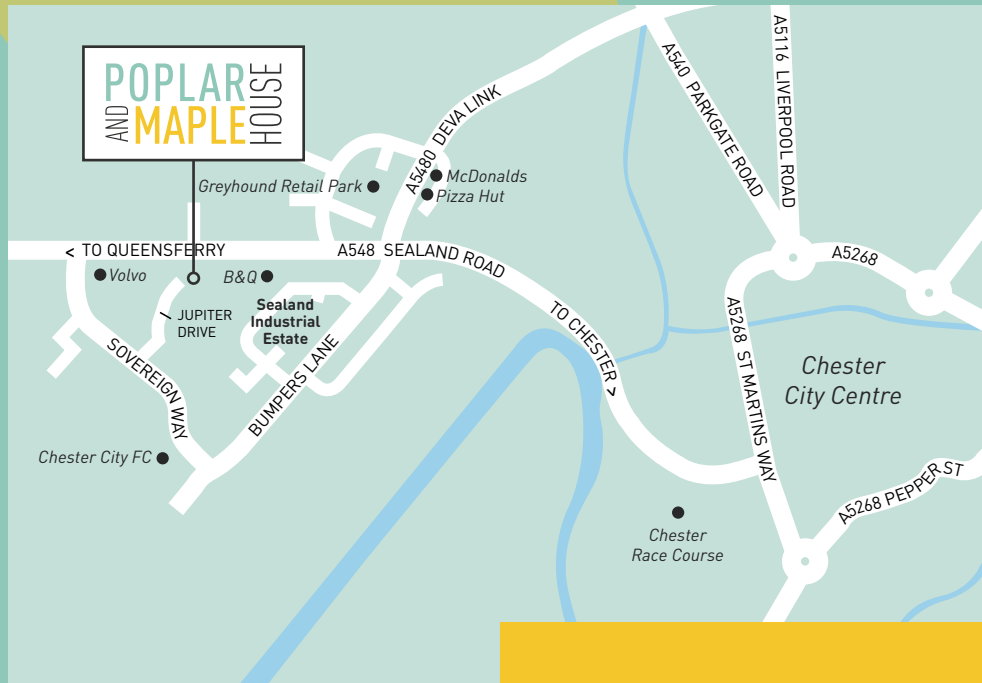
Park West is situated a short drive from the city centre and is one of Chester's most successful office developments, combining the advantages of the city with the benefits of an out of town location. Ease of access, generous car parking and the wealth of close by amenities make Park West a strategic location for business.

SITUATED WITHIN THE IMPRESSIVE  
LANDSCAPED ENVIRONMENT OF PARK WEST

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- HOME
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- LOCATION
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- GALLERY
- FURTHER INFO



PARK WEST IS LOCATED WITHIN AN EASY WALKING DISTANCE OF THE MAIN CHESTER PARK AND RIDE TERMINAL



## LOCATION

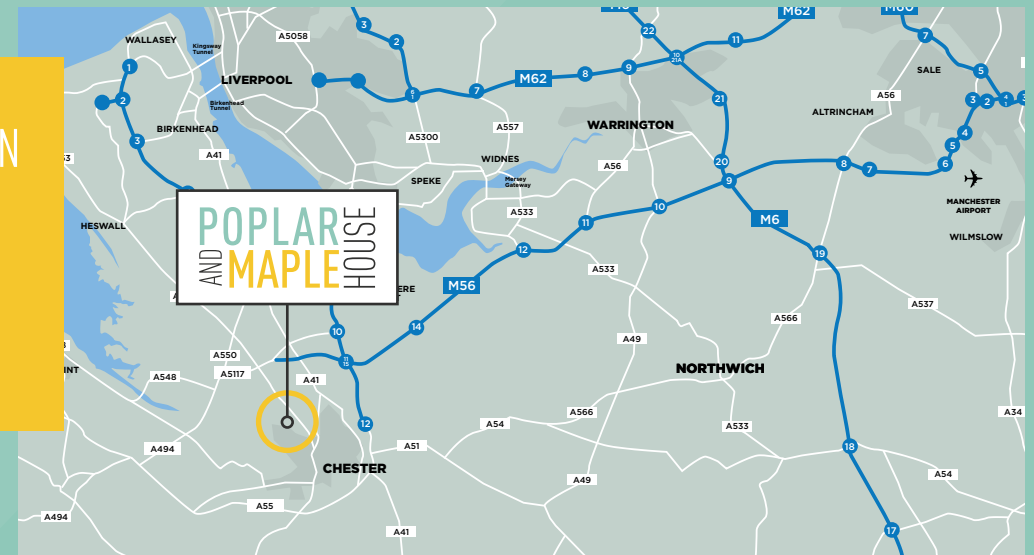
Park West occupies a prominent position on the A548 Sealand Road, 1.5 miles to the west of Chester City Centre.

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.







SUPERB ACCOMMODATION  
TO SUIT AN INDIVIDUAL  
OCCUPIERS NEEDS



## SPECIFICATION

Each property is arranged over ground, first and second floors and provides large open plan modern floor plates suitable for a wide variety of uses. The premises can be partitioned to suit an individual occupier's needs and comfort cooling can be retro fitted if required. Each property has the benefit of a lift, thus providing full disabled access and W.C. facilities are provided on each floor as well.





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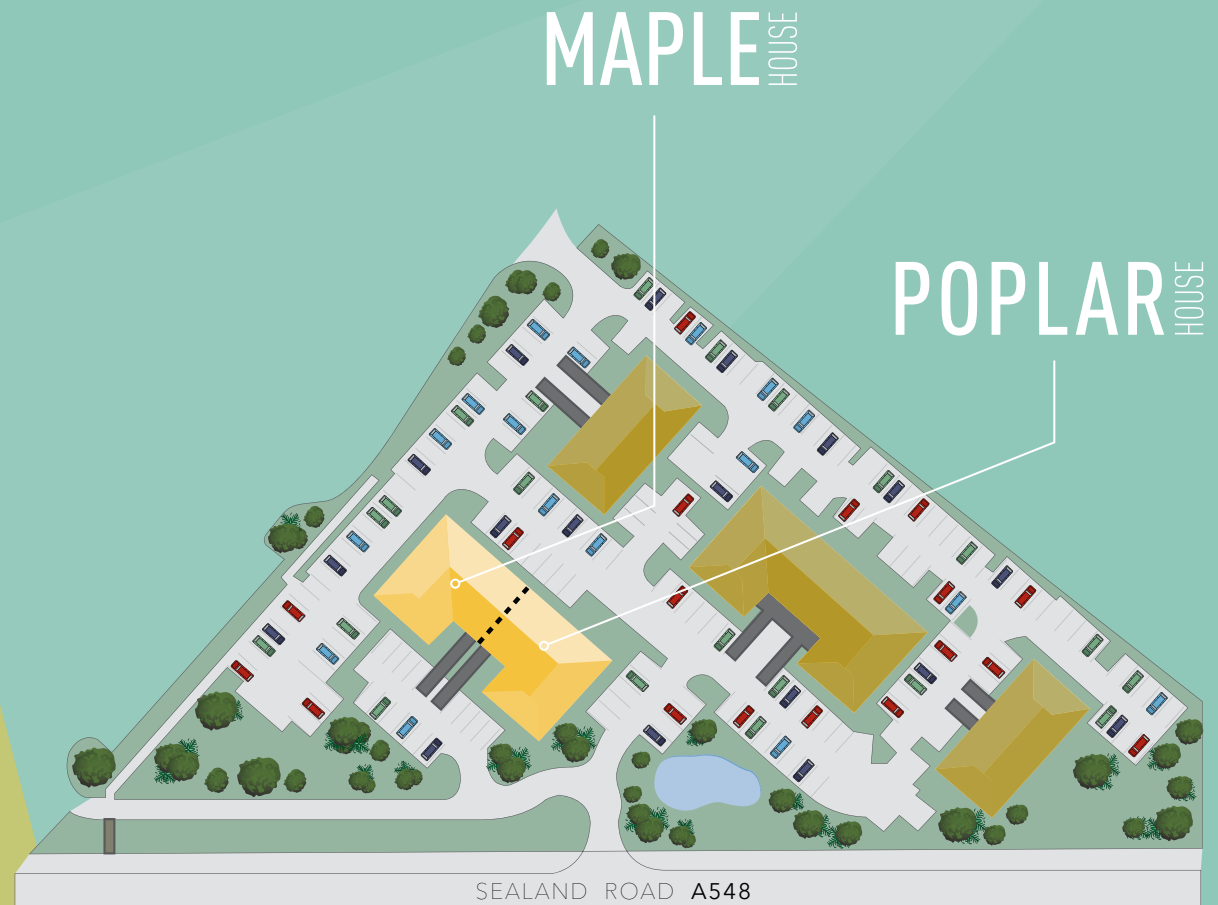
## ACCOMMODATION

Please revert to the final page for availability.

To calculate Business Rates Payable multiply the Rateable Value by 0.491. Information provided on Business Rates is given as a guide only. Interested parties should make their own investigations.

\* The Rateable Value of this suite is below £12,000 and you may be eligible for 100% Small Business Rates Relief meaning no Business Rates are payable.

FLOOR PLATES CAN BE SPLIT TO  
PROVIDE BESPOKE OFFICE SUITES





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## TERMS

Office suites are available to let for a term to be agreed. Please refer to "Accommodation" for details on available suites and rents.

## VAT

All figures quoted are exclusive of and maybe liable to, VAT at the standard rate prevailing.

## VIEWING

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

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