

Chester

Parkside 1

Herons Way

Chester Business Park

Cheshire

CH4 9FB

- **Freehold Office Development Site**
- Located on the established Chester Business Park
- Site area of 0.85 hectares (2.1 acres)
- Approved planning permission for 4,426 sq m (47,643 sq ft) (1)

Vacant Possession



Tenure

Freehold.

Location

The historic cathedral city of Chester, with a population of 116,093 within a 5 mile radius, is the administrative centre for the county of Cheshire and is an important tourist destination attracting over 8 million visitors per annum. Chester has excellent road communications with the M56 and M53 located within 4 miles of the northern edge of the city providing access to Manchester and Liverpool respectively, whilst the A55 Expressway skirts Chester's southern edge and provides access to North Wales to the west. Chester Business Park is located approximately 1 mile to the south of Chester City Centre close to the junction of the A55 and A483. The landscaped grounds extend to 135 acres and provide approximately 1.4 million sq ft of office accommodation. The property is situated on the north side of Herons Way close to the entrance to Chester Business Park. Occupiers on the Business Park include Bank of America, M&S Money, RBS, Regus, Bristol-Myers Squibb and Widex amongst other national and international companies.

Description

The property comprises a broadly level and rectangular site with frontage to Herons Way.

The property provides the following accommodation and dimensions:

Site Area **0.85 Hectares** **(2.1 Acres)**

Tenancy

The entire property is to be offered with VACANT POSSESSION.

Planning (1)

The site benefits from planning consent for the construction of an office building extending to 4,426 sq m (47,643 sq ft) and 153 parking spaces.

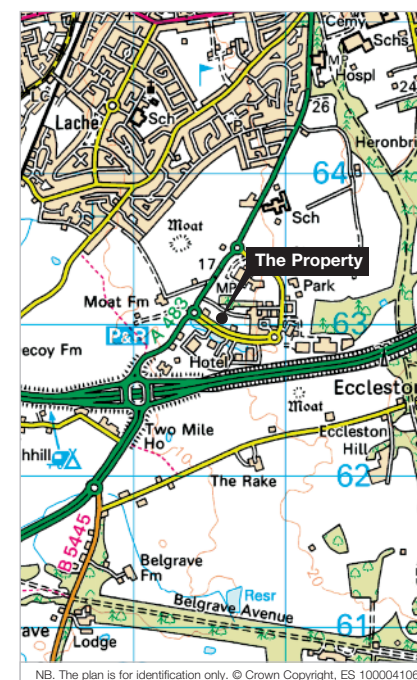
The relevant planning applications are 05/00826/FUL & 10/12242/EXT Local Planning Authority: Cheshire West and Chester
Tel: 0300 123 7027.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk



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