



**AS AT APRIL 2024**  
**AVAILABILITY**  
**STEAM MILL BUSINESS CENTRE, CHESTER CH3 5AN**

Floor	Suite	Sq. Ft	Rent (p.a.x)	Budget Service Charge to 31.03.24	Rateable Value	Rates Payable	Building Insurance	Status
Ground Basement	Restaurant	3,367 + 1,475	£45,000	£10,850	£44,250	£22,000	£2,200	Available
2	Part B (R)	443	£7,000	£2,600	£5,500	Qualifies for zero rates	TBC	Under offer
4	A1	967	£15,000	£6,200	£10,500	Qualifies for zero rates	£500	Under offer
4	A2	323	£5,200	£2,100	£3,050	Qualifies for zero rates	TBC	Under Offer
4	FG	1,293	£20,050	£8,000	£12,000	Qualifies for zero rates	£700	Under offer
5	A, F & G	3,598	£55,800	£19,250	£22,750	£11,500	TBC	Available

Ultrafast Connectivity options available at The Steam Mill. Bespoke options available

**[The Steam Mill - Telcom Connect](#)**

If Rateable Value is less than £12,000 then zero rates is available to qualifying companies

Reception 8-5 Monday to Friday

Car parking is allocated at 1 space per 800 sq ft of offices at a rent of £1,400 per space per annum + VAT  
 No parking with the restaurant unit

Service charge includes cleaning and maintenance in common parts, lift maintenance, reception, building management, water, electricity to shared areas.

**[Liam.barlow@masonowen.com](mailto:Liam.barlow@masonowen.com)**

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