



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

Floor	Suite	Sq. Ft	Rent (p.a.x)	Budget Service Charge to 31.03.25	Rateable Value	Rates Payable	Building Insurance	Status
Ground Basement	Restaurant	3,367 + 1,475	£45,000	£11,500	£44,250	£22,000	£2,200	Available
4	A1	967	£15,000	£6,800	£10,500	Qualifies for zero rates	£500	Under offer
4	A2	323	£5,200	£2,200	£3,050	Qualifies for zero rates	TBC	Under Offer
5	A, F & G	3,598	£55,800	£22,600	£30,000	£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

willsadler@legatowen.co.uk