



Nicholas House, 1 Black Friars, Chester, Cheshire CH1 2NU

**UNIQUE 2ND FLOOR
OPPORTUNITY**

4,400 SQ FT (408.8 SQ M)



WELCOME

Nicholas House is situated fronting Nicholas Street, the inner Chester ring road. It provides easy access to prime retail offerings along Eastgate Street and the Leisure F&B circuit of Bridge Street.

The property is a 4 storey steel frame construction and brick elevations, with a slate mansard roof to the 3rd floor. The subject suite available is situated on the 2nd Floor, extending to 4,400 Sq Ft (408.8 Sq m).

DDA compliant, fob and intercom access is provided via the Blackfriars elevation of the building. This access leads to an internal reception area, with Male, Female and Disabled W.C's. Each of the upper floors also benefits from Male, Female and Disabled W.C's on each floor. A passenger lift serves all floors, together with two stairwells.

Externally, Nicholas House benefits from a private car park, currently marked out for 12 car parking spaces. Also, there are 9 public car parks within a 10 minute walk from the property.

Rooted in history, the nearby Chester Market has been at the heart of the city's trade for nearly 900 years and is now the home to an array of independent traders providing produce, food & drink and goods to the community.

Storyhouse, Chester's multi award winning theatre, library, restaurant and cinema is situated within a 8 minute walk from the property.



CHESTER

The City offers a unique shopping experience via 'the Rows' together with department stores, shopping centres and out of town retail outlets, which include Cheshire Oaks.

From a cultural and leisure aspect there are the Historic Walls, the Grosvenor Museum, Chester Cathedral, Chester Market, Chester Racecourse, the Storyhouse and Chester Zoo.

The City and Cheshire West economy is the fastest growing in England and Wales with such success demonstrating a wealth of opportunity for businesses to develop and grow within this area.

The renowned University of Chester is home to 14,000 students, offering the local business environment skilled graduates and access to talent. With 91.5% of graduates in employment within 6 months, local occupiers are recruiting and utilising the high calibre graduates within the city.



DESCRIPTION

Nicholas House is at the heart of the commercial and leisure circuit of Chester. On site parking and a variety of car parks in close proximity means accessibility is ideal. With Storyhouse, Chester Market, Chester Racecourse and the bar and restaurant circuit of Bridge Street just a few minutes walk, staff will be well provided for at Nicholas House.

SPECIFICATION INCLUDES:



FOB & INTERCOM ACCESS



ONSITE PARKING



24/7 ACCESS



LADIES, GENTS AND DISABLED W.C.'S THROUGHOUT



1 NO 10 PERSON PASSENGER LIFT



CYCLE STORAGE



DDA COMPLIANT



SHOWER FACILITIES

UNIQUE 2ND FLOOR OPPORTUNITY FLOORPLAN

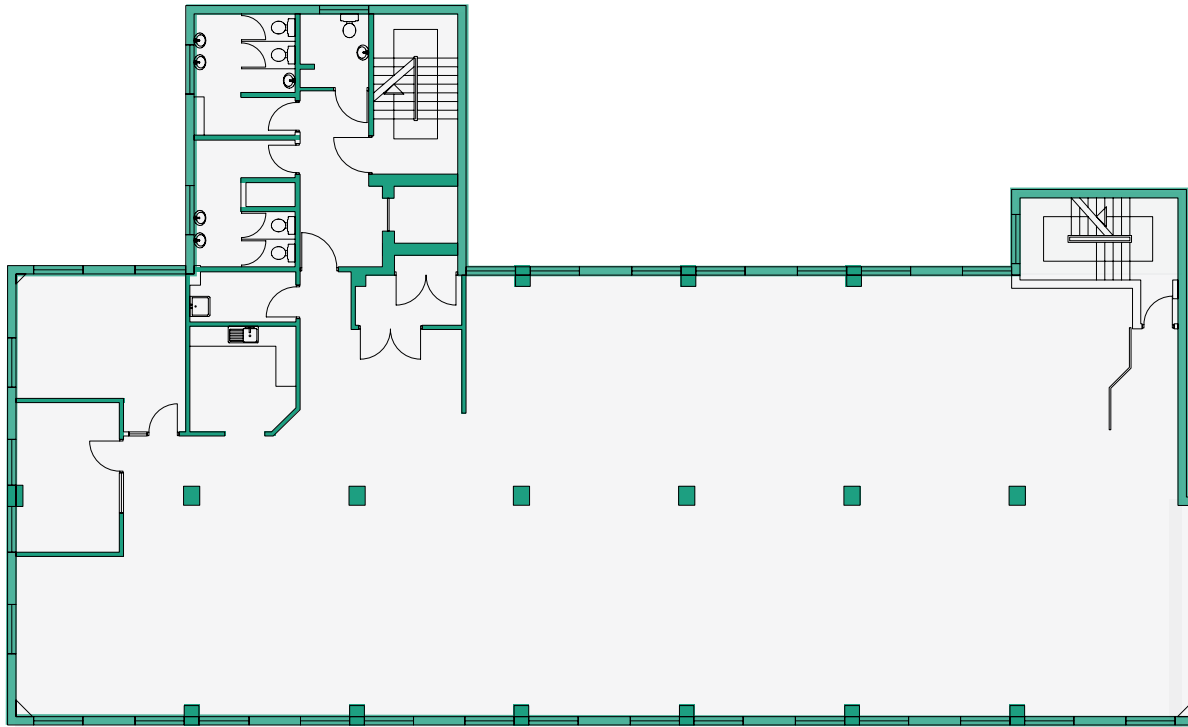
Lease details

Available by way of sublease expiring on 6th February 2026.

SPECIFICATION

The suite extends to 4,400 Sq Ft (408.8 Sq m)

- Suspended ceiling with a 600mm x 600mm grid and mineral fibre tiles
- Integral LG3 light fittings
- Perimeter trunking for power, data and telecoms, with additional provision along columns
- Mechanical ventilation with a wet radiator gas central heating system
- Painted plastered walls
- Carpeted throughout
- 2 x Meeting room/Private Offices
- Kitchen Facility
- Server room



4,400 SQ FT (408.8 SQ M)

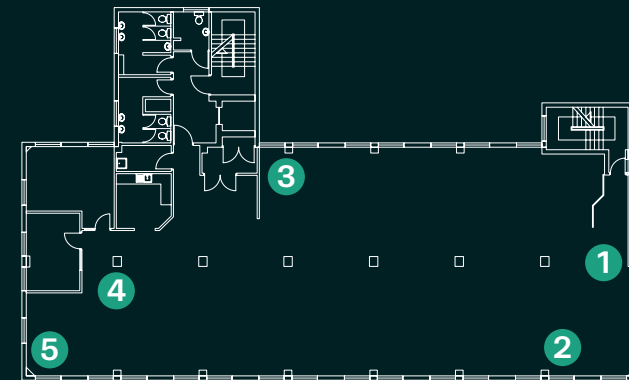
2ND FLOOR

The subject suite occupies the whole of the 2nd floor, giving an incoming occupier excellent profiling within the building.

Each floor also benefits from Ladies, Gents and Disabled W.C's.

The suite can be taken 'as is' or a full refurbishment can be delivered, subject to negotiation.

View from the Floor:



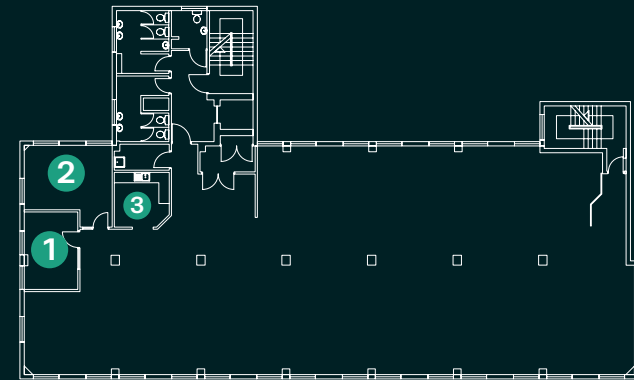


2ND FLOOR

The suite benefits from the previous occupiers layout, including two private offices / meeting rooms and a private kitchen.

The remainder of the office provides highly efficient open plan office accommodation with excellent natural light from 2 elevations.

View from the Floor:





CHESTER

● Restaurant / Bar

- All Bar One
- Barlounge
- Bella Italia
- Carluccio's
- Chester Market
- Cote Brasserie
- Five Guys
- Havana
- Moules a go-go
- Nandos
- Olive Tree
- Piccolino
- Prohibition
- Upstairs At The Grill
- Urbano32
- Slug & Lettuce
- Storyhouse
- The Botanist
- The Church
- The Guild
- Ye Old Custom House Inn

● Hotel

- Crowne Plaza
- Leonardo Hotel
- Travel Lodge

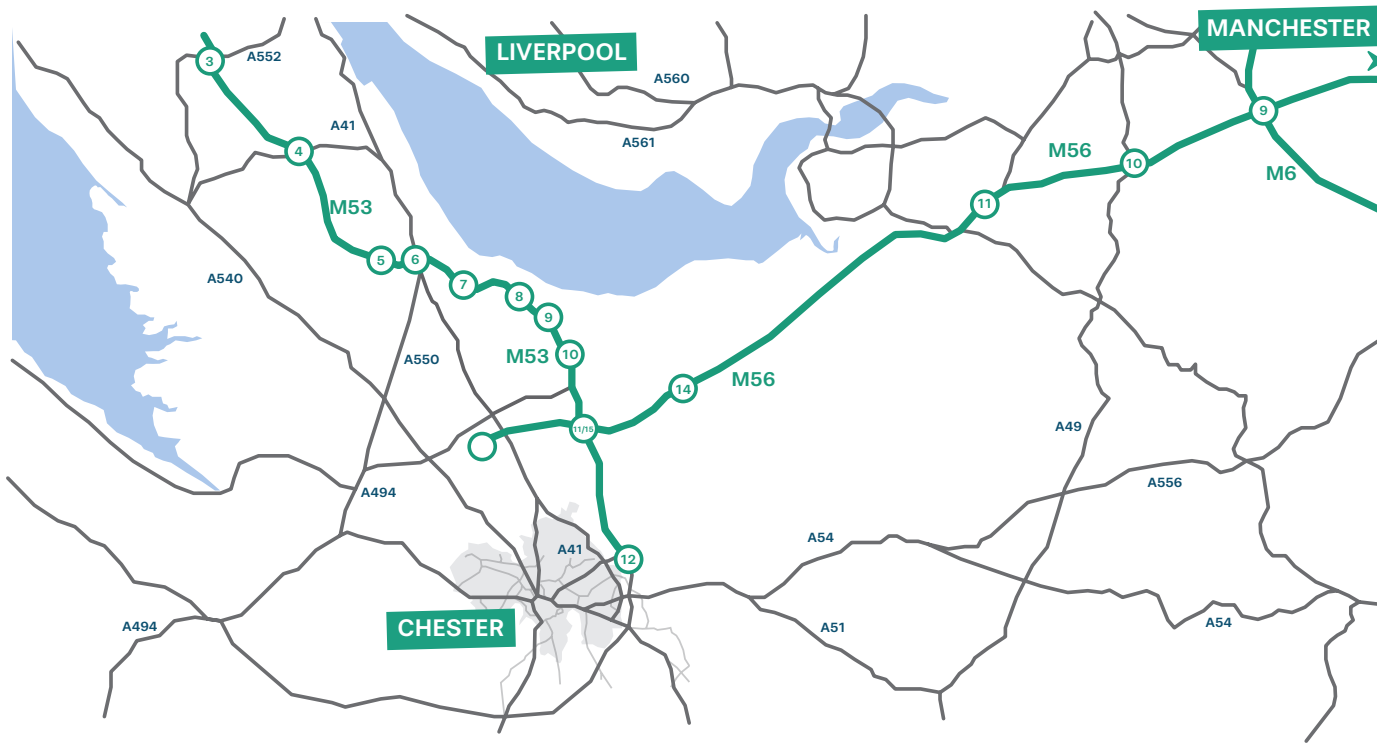
● Coffee Shop

- 200 Coffee
- Cafe Nero
- Costa Coffee
- Starbucks Coffee

● Supermarket

- Sainsbury's
- Tesco Express

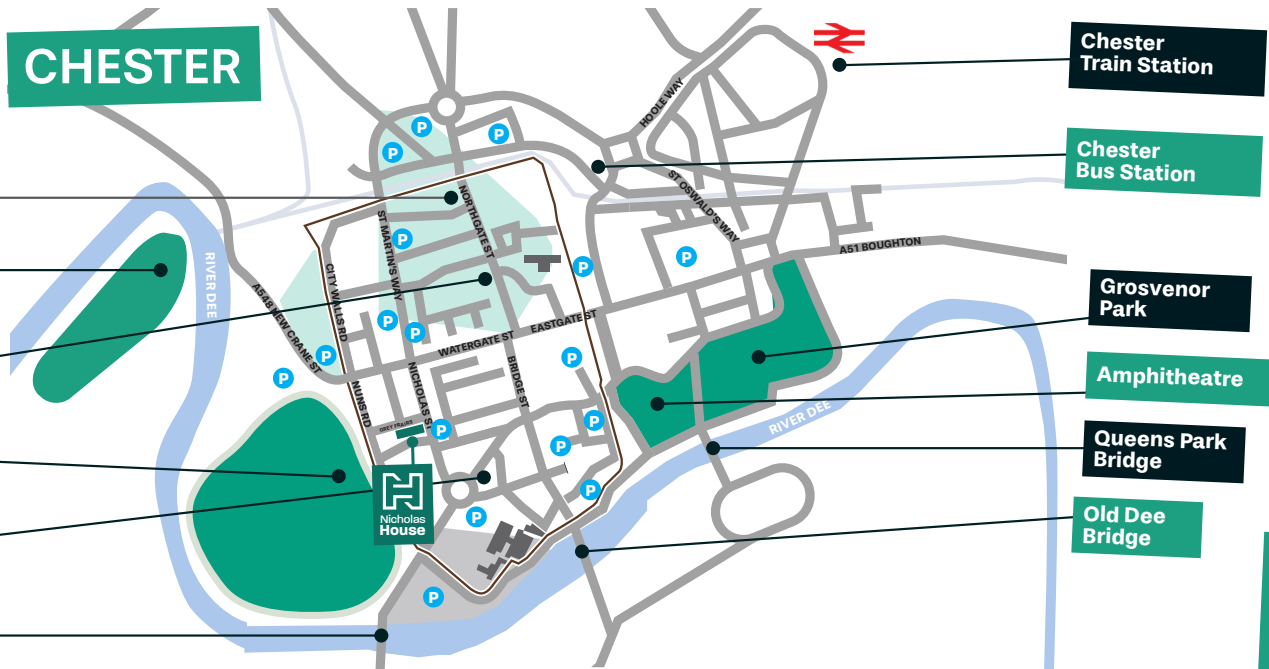
● Parking



TRANSPORT

TRAIN TRAVEL TIMES

Start	Destination	Travel Time
Chester	London	2 hours
Chester	Liverpool	45 mins
Chester	Crewe	20 mins
Chester	Wrexham	15 mins
Chester	Llandudno	1 hour
Chester	Manchester	50 mins
Chester	Bangor	1 hour
Chester	Runcorn	24 mins



DISTANCES FROM CHESTER

Chester Railway Station	1 miles
Birkenhead	20 miles
Liverpool	20 miles
Liverpool Airport	25 miles
Manchester	40 miles
Manchester Airport	34 miles
Bangor	60 miles
Wrexham	10 miles



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Get in Touch

For further information about the available office accommodation or to arrange a viewing, please contact the sole agents.

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CBRE

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