



HERONBRIDGE HOUSE

HERONSWAY | CHESTER | CH4 9FB

TO LET

FULLY REFURBISHED OFFICE ACCOMMODATION

31,944 SQ FT (2,967.7 SQ M)

SUITES AVAILABLE FROM

4,466 SQ FT (414.9 SQ M)

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HERONBRIDGE HOUSE

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OVERVIEW OF THE CITY

The City offers a unique shopping experience 'the Rows' 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 Racecourse, the Storyhouse and Chester Zoo.

Chester is globally recognised for its established financial services sector with occupiers such as Bank of America Merrill Lynch, Lloyds Banking Group and M&S Money having significant representation in the city. 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 20,000 students, offering the local business environment skilled graduates and access to talent. With 95% of graduates in employment within 6 months, local occupiers are recruiting and utilising the high calibre graduates within the city.



CHESTER BUSINESS PARK

CHESTER | CHESTER BUSINESS PARK | ACCOMMODATION | SPECIFICATION | FLOOR PLANS | GALLERY | TRANSPORT | CONTACT



CHESTER BUSINESS PARK is a 175 acre landscaped business environment in the Cheshire Green Belt 1 mile south of Chester City Centre and ¼ mile north of the A55/A483 dual carriageway intersection, providing the perfect location for businesses in 1,250,000 sq ft of prime office accommodation.

The park is beautifully landscaped and maintained throughout and also boasts Marlpit ponds, central lakes and a 2km woodland walk.

Chester Business Park has been long established as a centre of excellence for financial services, together with a high concentration of Pharma companies. Occupiers such as Bank of America Merrill Lynch, Lloyds Banking Group, M&S Money and Bristol Myers Squibb, having a significant presence on site.

ACCOMMODATION

Heronbridge House is arranged over ground and first floors and comprises the following floor areas.



FLOOR	SQ M	SQ FT
Ground	1,519.7	16,358
First	1,448.0	15,586
TOTAL	2,967.7	31,944

Floors are capable of being split into suites from 4,466 Sq Ft (414.9 Sq M)

SPECIFICATION

Heronbridge House has undergone a comprehensive refurbishment to deliver Grade 'A' specification offices over ground and first floors. This work sees a complete overhaul of all internal finishes and deliver the following externally and internally:

[Click here to view our showreel:](#)

[VIEW SHOWREEL](#)

Feature reception

New VRF air conditioning

Mineral fibre suspended ceiling

Integral LED light fittings

Metal encapsulated full access raised floor

Fully refurbished toilet facilities

New shower facilities

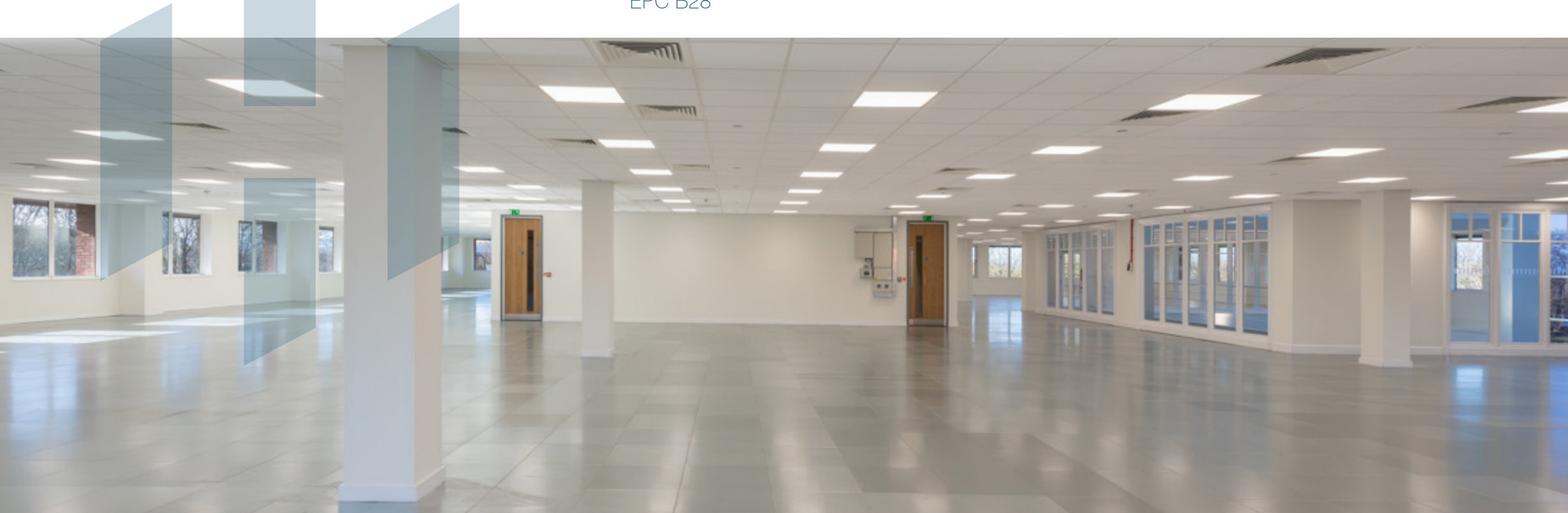
New bicycle storage facilities

Electric car charging points

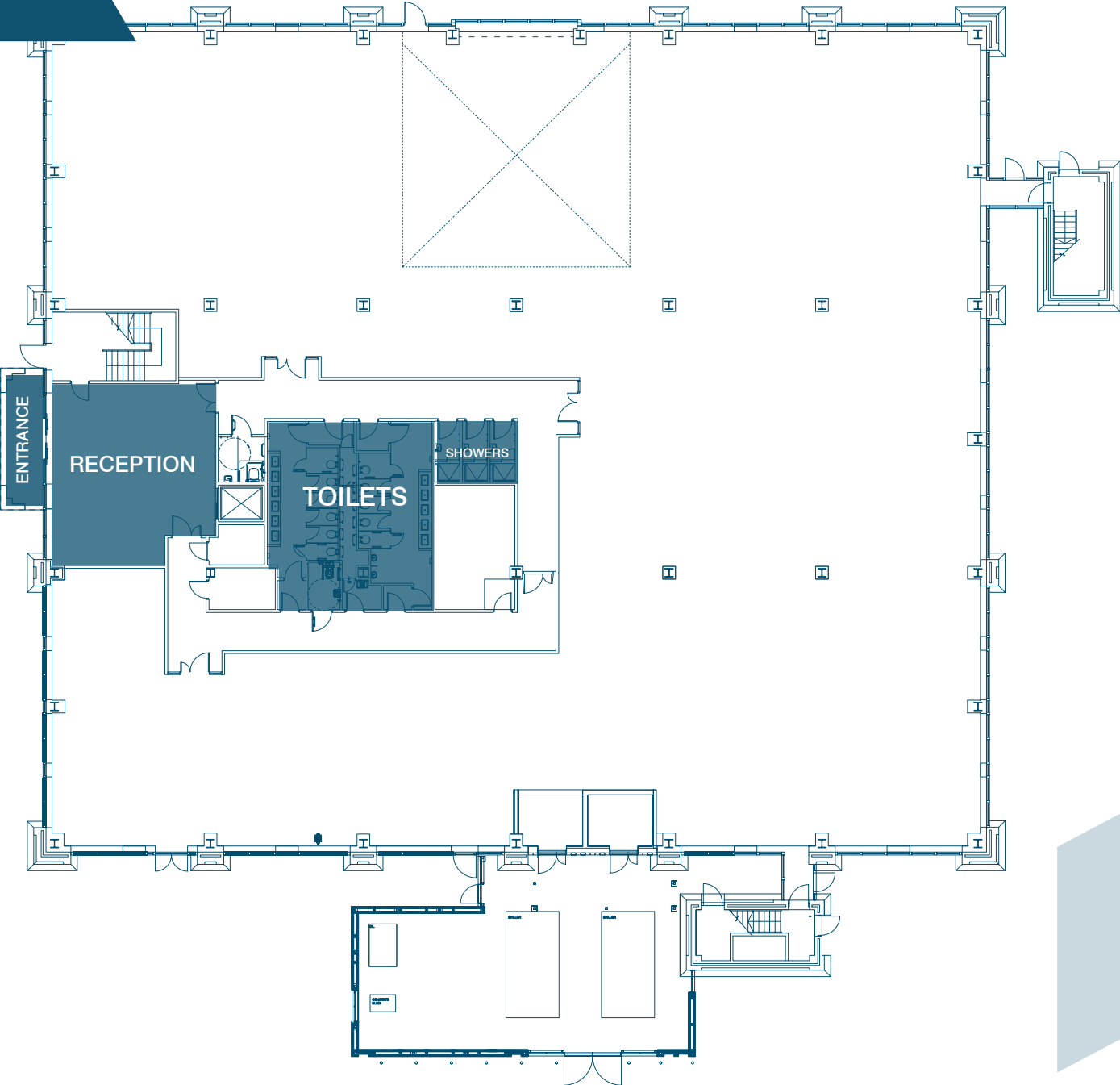
New passenger lift

175 Car Park Spaces at 1;183 Sq Ft

EPC B28



FLOOR PLANS

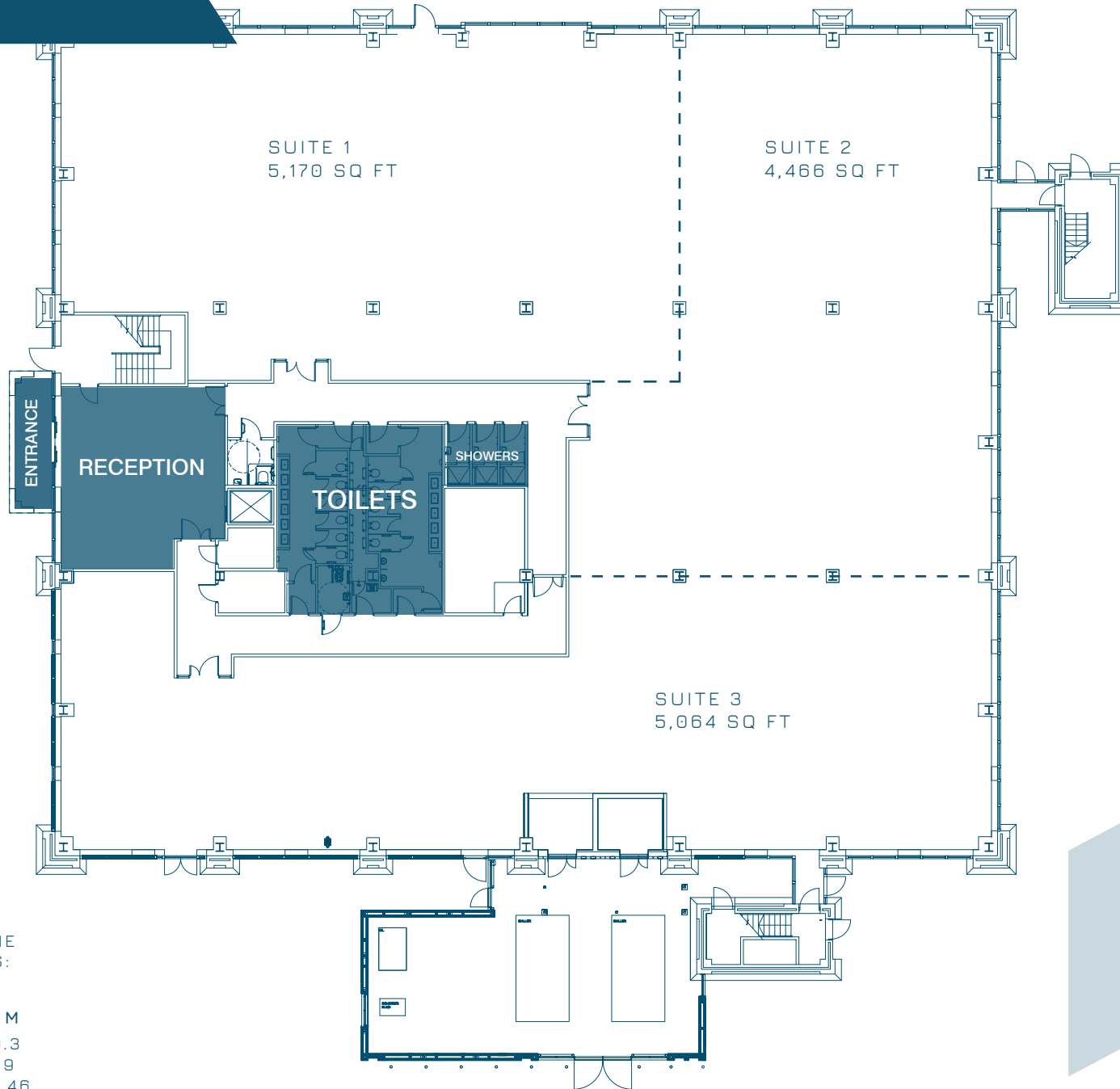


GROUND FLOOR

TOTAL GROUND 16,358 SQ FT 1519.7 SQM



PART FLOOR PLANS

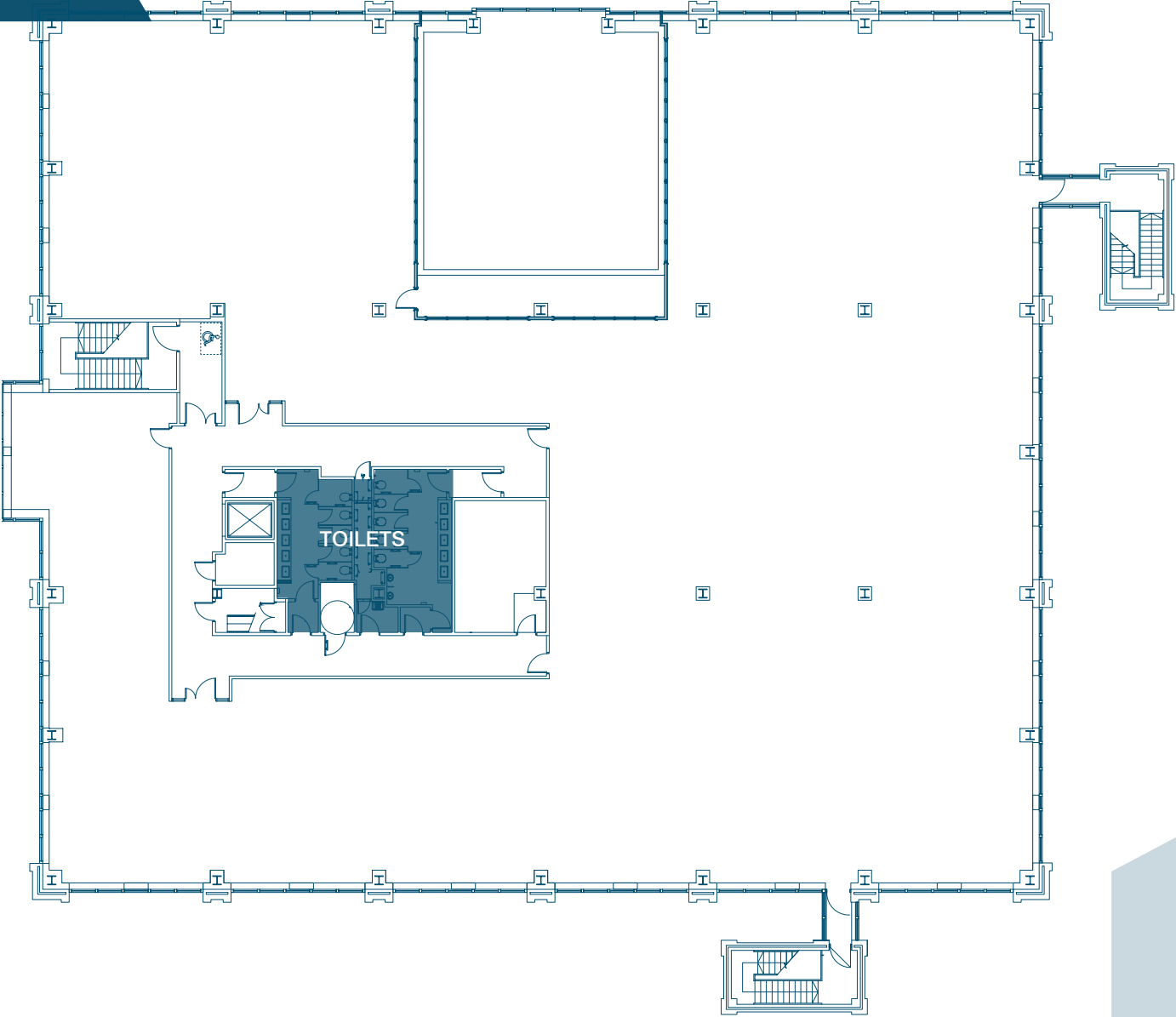


PART GROUND FLOOR

FLOORS ARE CAPABLE OF SUBDIVISION TO PROVIDE THE FOLLOWING DEMISE OPTIONS:

	SQ FT	SQ M
SUITE 1	5,170	480.3
SUITE 2	4,466	414.9
SUITE 3	5,064	470.46

FLOOR PLANS

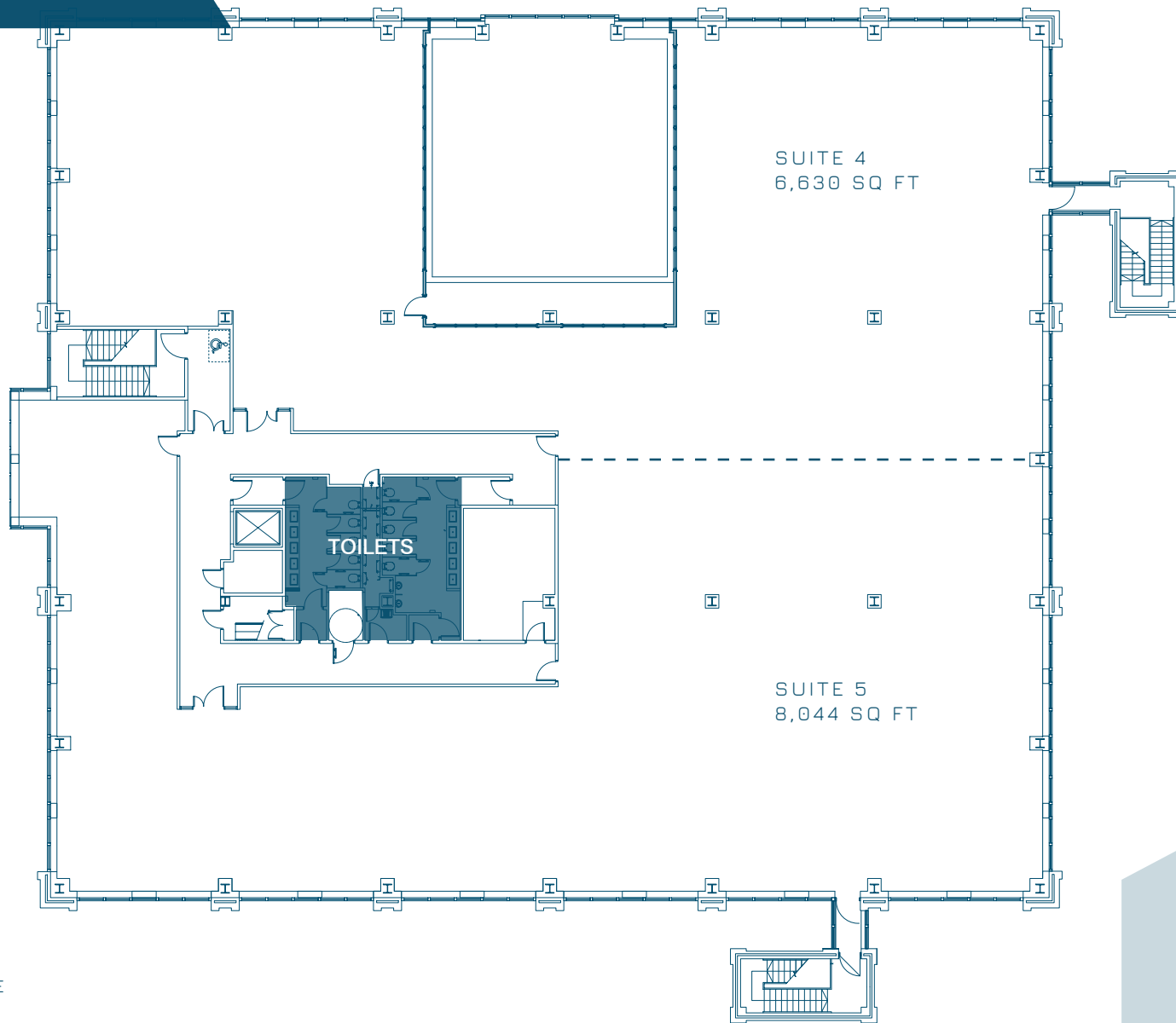


FIRST FLOOR

TOTAL 1ST FLOOR 15,586SQ FT 1447.9SQM



PART FLOOR PLANS



PART FIRST FLOOR

FLOORS ARE CAPABLE OF SUBDIVISION TO PROVIDE THE FOLLOWING DEMISE OPTIONS:

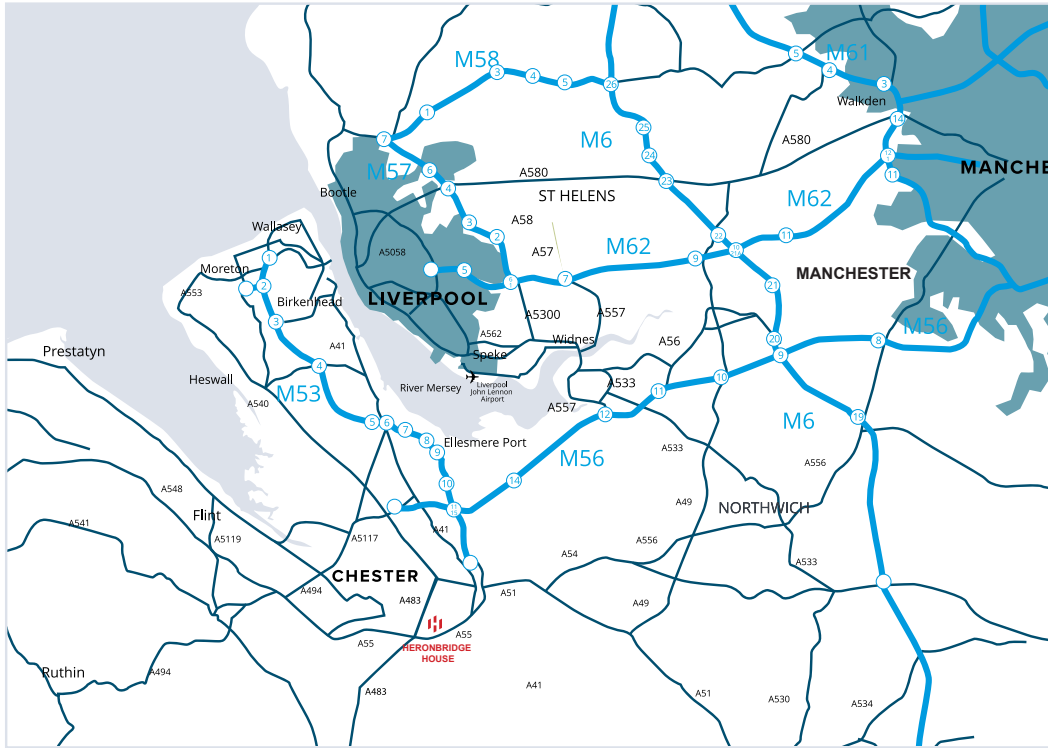
	SQ FT	SQ M
SUITE 4	6,630	615.94
SUITE 5	8,044	747.30







LOCATION



CHESTER BUSINESS PARK



TRAIN TRAVEL TIMES

START	DESTINATION	TRAVEL TIME
Chester	London	2hr 8 mins
Chester	Liverpool	45 Mins
Chester	Crewe	19 Mins
Chester	Wrexham	15 Mins
Chester	Llandudno	45 Mins
Chester	Manchester	50 mins
Chester	Bangor	57 mins
Chester	Runcorn	24 Mins



DISTANCES FROM CHESTER BUSINESS PARK

Chester City Centre	1 mile
Chester Railway Station	2 miles
Birkenhead	20 miles
Liverpool	25 miles
Liverpool Airport	20 miles
Manchester	40 miles
Manchester Airport	34 miles
Bangor	55 miles
Wrexham	10 miles



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OPPORTUNITY

The accommodation is available by way of assignment or sub-letting, for a term of years to be agreed, of a lease which expires 17th December 2043.

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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