



TO LET (FULLY REFURBISHED)

CHOWLEY COURT, CHOWLEY OAK BUSINESS PARK,
TATTENHALL, CHESTER, CHESHIRE **CH3 9GA**

2,174 - 8,943 SQ FT



AMPLE ON-SITE
PARKING



SUPERFAST
BROADBAND



PRESTIGIOUS
OFFICE SPACE



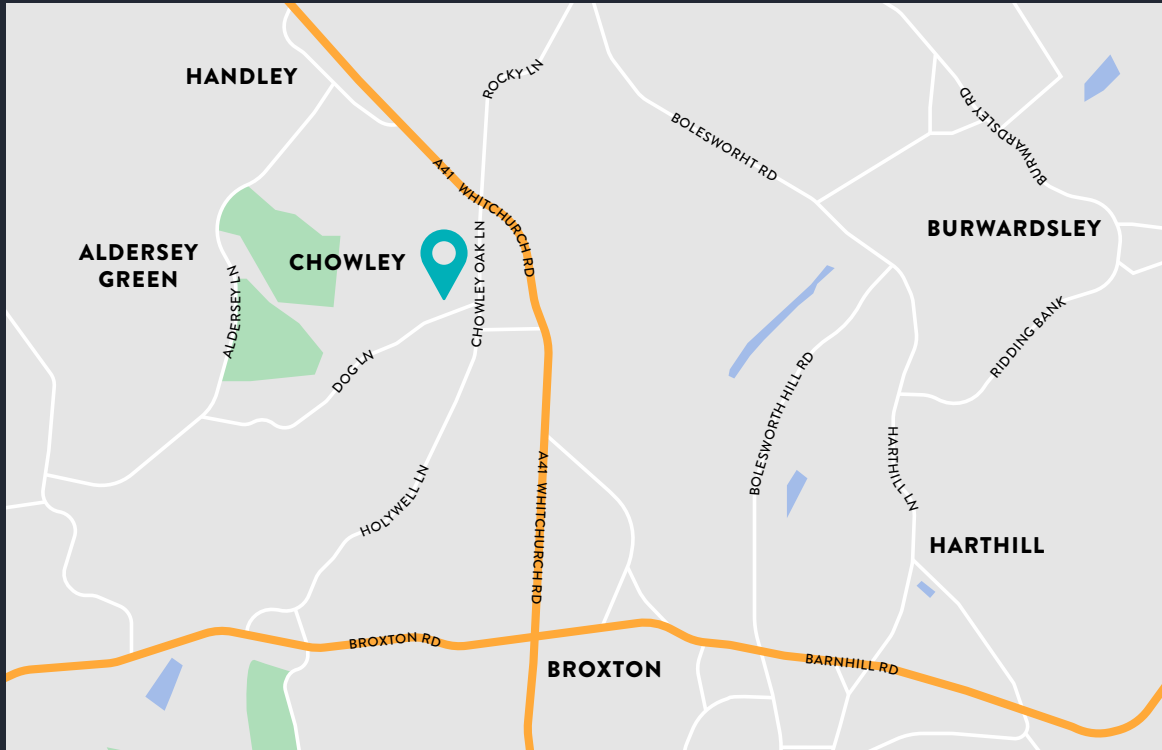
GOOD TRANSPORT
LINKS



ENTER



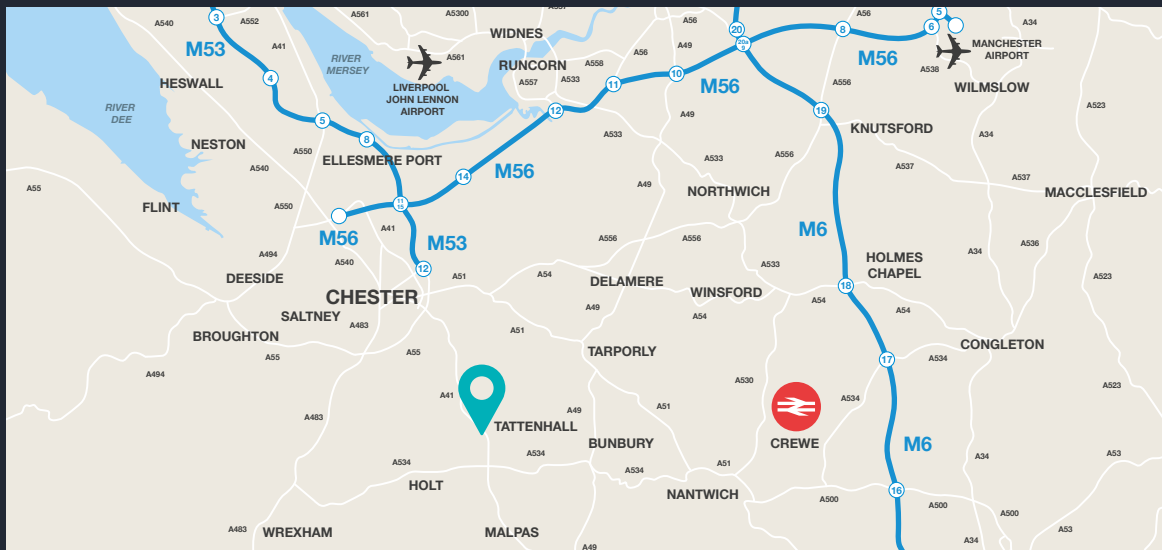
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ACCESSIBLE

Chowley Oak Business Park provides modern flexible workspace for small to medium size businesses, as well as fast broadband and extensive parking. Chowley Oak is part of the larger Bolesworth Estate, owned by the Barbour family since 1856 with over 150 commercial tenants. Current occupiers include Springer Healthcare, Envin Scientific, Aviagen Turkeys and Cogent.

Chowley Oak is situated just off the A41 approximately 8 miles south of Chester, 13 miles east of Wrexham and 13 miles north of Chester. As such the property is easily accessed from across Cheshire. Set in a stunning, yet accessible rural location, Bolesworth offers a unique business environment with enviable access to major road networks such as the M6 and easy access to neighbouring cities such as Manchester and Liverpool.



Easy access to Crewe with regular trains to London and Manchester.

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PRESTIGIOUS OFFICE BUILDING

Chowley Court is a high quality 2 storey office building available as a whole or in part. The property has undergone a substantial refurbishment and is available for occupation. The property benefits from a specification that includes;



Feature
reception area



Lift



Private kitchen
for each suite



Comfort
cooling



Ample onsite
parking



Door access
control system



Superfast
broadband



Electrical
sub metering



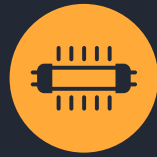
Raised
floors



New showers
& WC's



New
carpet



Fire alarm &
emergency lighting



LED
lighting



Unparalleled
views of Cheshire
countryside

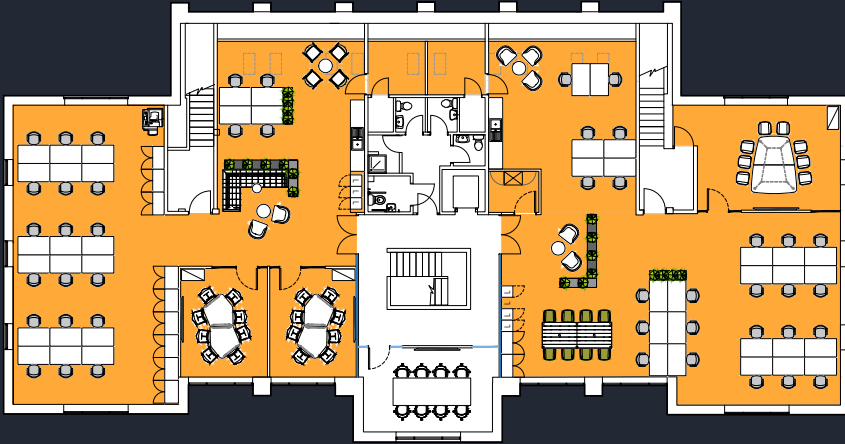


Modern airy
building

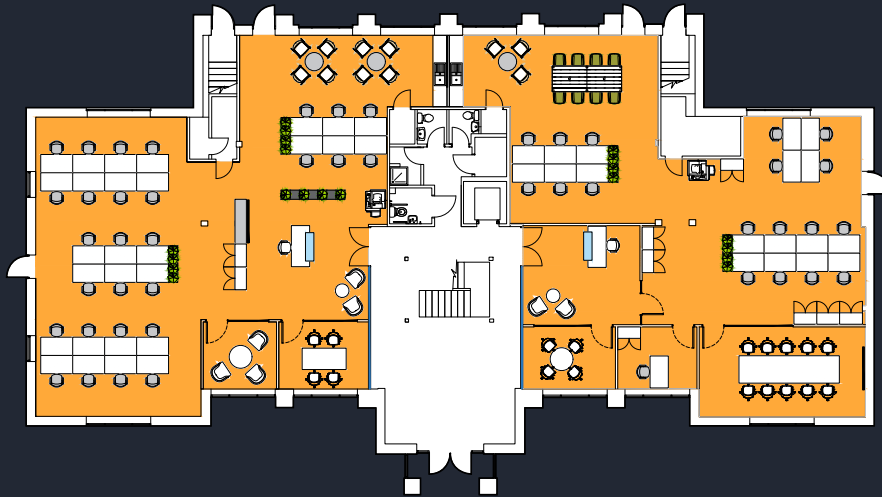


Rural location
with good
transport links

OPTION 1
TECH / PROFESSIONAL / MEDIA LAYOUT

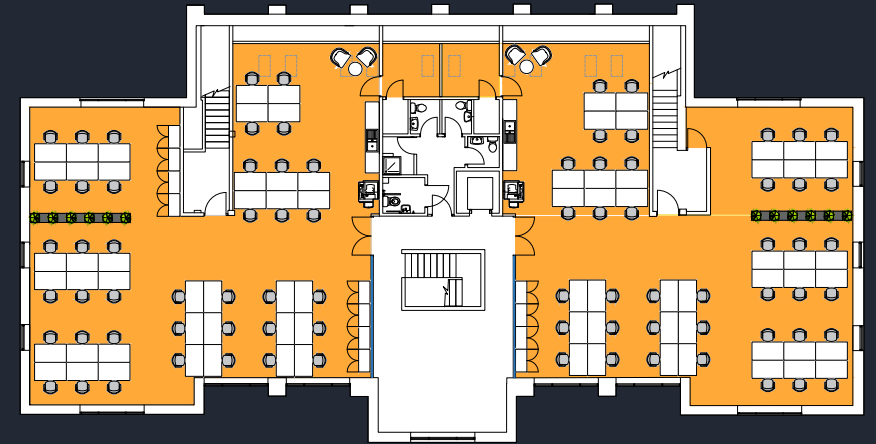


FIRST FLOOR

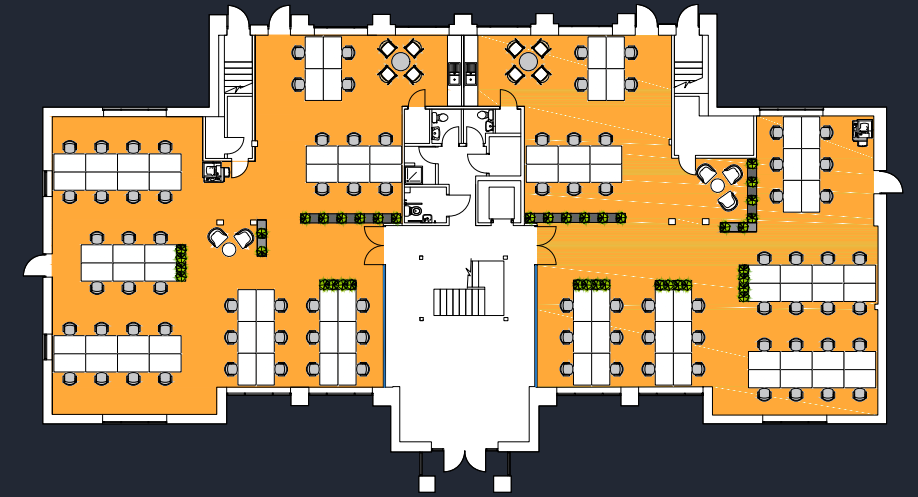


GROUND FLOOR

OPTION 2
MAXIMUM WORKSTATION LAYOUT



FIRST FLOOR



GROUND FLOOR

AVAILABILITY

| | |
|--------------|--------------------|
| GF Left | 2,292 sq ft |
| GF Right | 2,303 sq ft |
| FF Left | 2,174 sq ft |
| FF Right | 2,174 sq ft |
| Total | 8,943 sq ft |

BOLESWORTH ESTATE

Bolesworth Estate has been owned by the Barbour family since 1856 and boasts an impressive 6,500 acre portfolio, with over 150 commercial tenants. Offering both traditional and modern office accommodation on the outskirts of Chester and surrounding Cheshire countryside, the Bolesworth Estate is renowned locally for converting and developing distinguished commercial property. From traditional office space and industrial units, through to bespoke retail and leisure developments, boasting a truly eclectic portfolio of property, there is little Bolesworth are unable to cater for.





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SERVICE CHARGE

A service charge is payable.

UTILITIES

Each occupier will be responsible for their own utility bills.

TERMS

The offices are available to let by way of a new lease for a term of years to be agreed.

RENT

The rent is £15.00 per sq ft. Rent is payable quarterly in advance by Direct Debit.

BUSINESS RATES

Rates payable are approximately £5.00 psf per annum.

PLANS/PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

EPC

The property has an Energy Performance Certificate of C(63). A copy of the certificate is available upon request.



CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises.

We recommend you obtain professional advice if you are not represented.



Will Sadler

01244 408219

willsadler@legatowen.co.uk

Andy Butler

01270 621001

andybutler@legatowen.co.uk

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