

First Floor Office

The Sidings, Chester, Cheshire

📍 Scotsman House, The Sidings, Boundary Lane, Saltney, Chester, Cheshire, CH4 8RD



UNIT TYPE: OFFICE

PROPERTY SIZE: 1,300 – 2,300 sq. ft

Internal View



Unit Summary

- Flexible three monthly rolling agreement
- 10 minutes from Chester City Centre
- Free on-site parking
- 1,300 sq ft of office with option of a further 1,000 sq ft
- 24/7 access

Occupational Costs

Rent	From £22,750 p.a.
Rates	Exempt*
Service Charge	Included
Insurance	Included
Utilities	Included

* 100% business rates relief available for eligible businesses subject to local authority confirmation

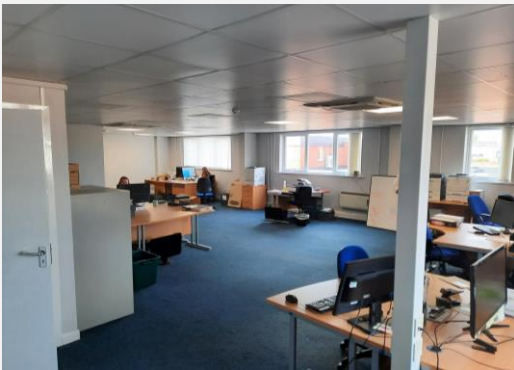
Service charge and insurance subject to change

First Floor Office

The Sidings, Chester, Cheshire

📍 Scotsman House, The Sidings, Boundary Lane, Saltney, Chester, Cheshire, CH4 8RD

Internal View



Property/Unit Map



Location

These serviced offices are located on Boundary Lane, just off the A5104 High St, Saltney, Chester and less than 2.5 miles from Chester City Centre with good links to the A483 and A55 North Wales Expressway.

Road: Easy access to the A483 and A55 North Wales Expressway.

Rail: The property is located less than 3 miles from Chester Mainline Rail Station.

Distance from: Chester: 2.5 miles, Ellesmere Port: 14.5 miles, Northwich: 22.4 miles, Liverpool: 33 miles, Manchester: 46 miles.

Brief Description

Property/unit description

These first-floor office suites are arranged over 1,300 sq ft with a further 1,000 sq ft available to occupy as one, or separately. Arranged as separate open plan offices on both sides of the building, they also benefit from shared WC's and kitchens as well as disability access in the form of a lift and toilet.

The Sidings is very prominent, well-established business park situated in Saltney, Chester comprising a large range of serviced offices within Great Western House, Scotsman House, Pullman House and Mallard House.

Benefitting from flexible terms on a 3 monthly rolling license, the offices cater for all types of businesses small or large. All inclusive benefits include:

- Utilities (excluding telephones)
- Maintenance and daily cleaning of common areas
- Secure on-site parking
- 24/7 access
- WC and kitchen facilities
- Shared internet available

UNIT TYPE: OFFICE

LEASE TYPE: Flexible agreements

Contact

Debbie.millington@sandyfordproperties.co.uk | 01244 681221

Sandyford Properties, Red Hill House, Hope Street, Saltney, Chester, CH4 8BU