

HONEYCOMB SOUTH, CHESTER BUSINESS PARK

CHESTER, CH4 9QH

TO LET

- High Specification Offices
- Prominent Business Park Location
- Available April 2022
- £46,000 Pax
- 267 Sq. M. (2,874 Sq. Ft.)
- Fully Fitted Out with Office Furniture



Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

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North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

Honeycomb Chester is located in the heart of Chester Business Park, adjacent to Herons Way.

Chester Business Park is one of the North West's premier Business Parks and the principal out of town office location for Chester. It is situated close to the junction of the A55 and A483, ensuring easy access to Chester City Centre, Wrexham, North Wales, and the wider motorway network.

Principal occupiers include Bank of America, Marks & Spencer Money, Regus Serviced Offices, The Funding Corporation, Tetra Pak and Bristol-Myers Squibb Pharmaceutical Limited.

Principal occupiers of Chester Business Park include:

- Bank of America
- Marks & Spencer Money
- Regus
- Watkin Jones
- Elegant Resorts

Please refer to location plans.

Honeycomb has been a successful development and has attracted organisations which include:

- Edenred
- Deepbridge Capital
- Chlobo
- Liberty Properties



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DESCRIPTION

The development comprises 4 detached office buildings, within landscaped surroundings and have designated on-site car parking spaces for each property.

- High specification office
- Air conditioning
- LED Lighting
- Generous parking
- Secure barrier entrance
- ANPR CCTV

SPACE AVAILABLE

The suite available is a self contained ground floor suite within Honeycomb South towards the front of the development, immediately adjacent to Herons Way and close to Black Dog Coffee, providing hot drinks and sandwiches throughout the day.

The individual suite available provides high quality office accommodation with a dedicated access from a shared entrance, leading to a large open plan office space immediately adjacent with two private offices to the rear.

The partitioning is excellent glazed quality, and the natural light provision is excellent.

Floor plans relating to the layout are available together with further photographs and information.

The offices are fully fitted out with office desks and chairs.

GREEN CREDENTIALS

The building is highly efficient, low energy environment, and has an EPC rating of B.

ACCOMMODATION/AREAS

	Sq. m	Sq. ft
Ground Floor	267	2,874

RENTAL

£ 46,000 Per Annum Exclusive

LEASE TERM

All office suites are available on a new lease, directly from the landlords, for a period of years to be agreed. The leases will be excluded from the provisions made under paragraph 2 of the landlord and tenant act (1954).

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

BUSINESS RATES

Interested parties are advised to contact the Local Rating Authority, Chester West & Chester.

SERVICE CHARGE

The landlord levies a service charge for the maintenance and management of the overall development, and detailed information can be provided by the letting agent.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

PLANS/PHOTOGRAPHS

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

VIEWING

Strictly by appointment through the joint agents

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- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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