

Suite A, First Floor Office, Pulford House, Bell Meadow Business Park, Cuckoo's Nest, Pulford, Chester CH4 9EP

↗ SIZE - 1,620 SQ FT

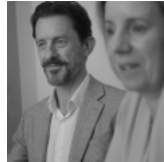
➡ TO LET - £28,350 PER ANNUM



INTERESTED IN THIS

Make an enquiry

Contact our team to register your interest in this property and to get more details.



Jonty Goodchild

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DETAILS

Suite A, First Floor Office, Pulford House, Bell Meadow Business Park

Quick Overview

High specification open plan office suite of 1,620 sq ft (150.5 sq m).

Benefitting from 2 partitioned meeting / private rooms and fully fitted kitchen.

Air conditioning, LED lighting and superfast broadband.

Beautiful rural setting in the sought after Bell Meadow Business Park with excellent access to the A483, A55 and M53.



Bell Meadow Business Park

Simon Jeffrey

00:40

Location

Bell Meadow is a well established Business Park that opened in 2004 and is located at Cuckoo's Nest near Pulford, 3 miles to the south of Chester City Centre. The park is accessed via the A55 North Wales Expressway and A483 Wrexham Bypass via Wrexham Road and is only one and half miles from the Chester southerly by-pass. There is a frequent bus service between Wrexham some seven miles further south, and Chester, the centre of which is three miles to the north, with a stop at the entrance to the development. The Park is set in a charming landscaped rural setting with ample parking and a variety of local amenities.

Description

Pulford House is a prestigious detached two storey modern specification office building located in the heart of Bell Meadow Business Park. An office suite located on the first floor has become available with the following features:

- Open plan but with 2 high quality partitioned private offices and kitchen.

- Gas central heating and comfort cooling

- Quality redecoration and new carpeting

- Three compartment perimeter trunking

- LED lighting within a suspended ceiling

- Full air conditioning

- Entrance intercom to office suite

- Superfast broadband is available

- Park-wide CCTV

Accommodation

The property has been measured on an IMPS 3 basis in accordance with the RICS Property Measurement 1st Edition and extends in total to 1,620 sq ft (150.5 sq m).

Rent

£28,350 per annum exclusive.

Parking

Eight car parking spaces are offered with the office suite with further spaces available on an annual licence if required.

Lease

The office suites are available on lease terms to be agreed.

Service Charge

Service charge is levied to cover a proportional element of the cost of the maintenance and upkeep of the common areas of Pulford House and of Bell Meadow Business Park in general. The current service charge for the subject office suite is £8,576 per annum.

VAT

Please note VAT is charged on rent and service charge at the standard rate prevailing.

Business Rates

The Valuation Office Agency Website (www.gov.uk/correct-your-business-rates) has assessed the Rateable Value at £23,500, creating an estimated rates payable of £10,152 per annum from 1st April 2026.

Energy Performance

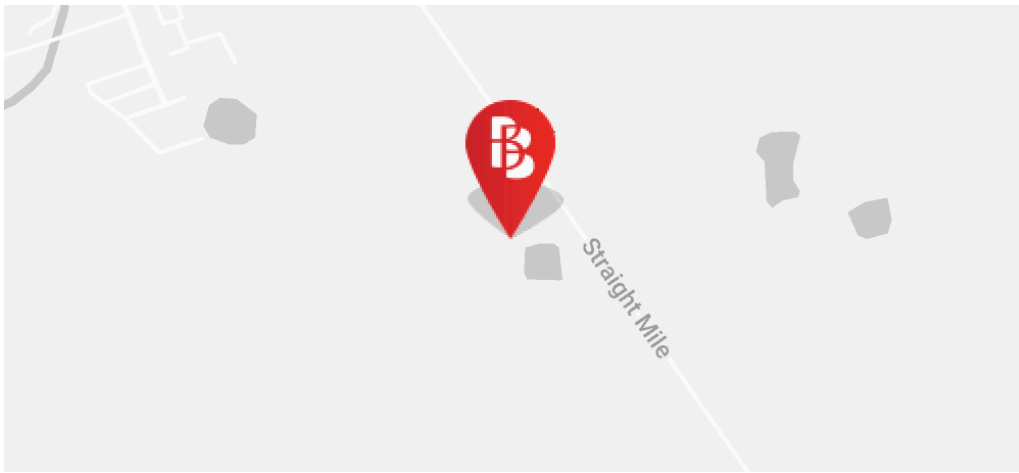
The property has an Energy Performance Asset Rating of "C" 71. A full copy of the Energy Performance Certificate is available to download above.

Code For Leasing Business Premises

We draw your attention to the RICS Code for Leasing Business Premises which came into effect on 1st September 2020, a full copy of which is available for viewing [via this link](#) or via the agent.

Subject to contract

MISREPRESENTATION ACT 1967. Bolton Birch for themselves and for the vendors or lessors of this property whose agents they are, give notice that: These particulars do not constitute, nor constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Bolton Birch or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give and neither Bolton Birch, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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