



## One City Place

Queens Rd, Chester, CH1 3BQ

### Fully Fitted, Grade A Office Space in The Heart of Chester.

**2,088 sq ft**  
(193.98 sq m)

- Fully fitted - ready to occupy
- BREEAM “Excellent”
- 3 x 13 person passenger lifts
- Male, female and disabled WC facilities and combined shower/disabled WCs
- LG7 lighting with PIR sensors
- Finished floor to ceiling height – 2.8m
- Energy efficient VRF comfort cooling and heating system
- Dedicated secure on-site parking for 3 cars

# One City Place, Queens Rd, Chester, CH1 3BQ

## Summary

Available Size	2,088 sq ft
Passing Rent	£20.95 per sq ft
Rates Payable	£7.17 per sq ft
Car Parking	£1,250 per space / annum
Legal Fees	Each party to bear their own costs
EPC Rating	A

## Description

Office C at One City Place is a fully fitted, high-specification workspace designed for modern businesses. Spanning 2,088 sq ft on the third floor, it is available by lease assignment and offers a turnkey solution in a well-appointed, professional setting. The building is fully let, with this suite being the only available suite in the building.

The layout has been carefully designed to balance productivity and collaboration, featuring an integrated meeting room with a TV for seamless video conferencing, a contemporary kitchen with a breakfast bar, and breakout areas for informal meetings.

Designed for efficiency and style, the premium fit-out minimises setup costs, enabling businesses to move in and operate immediately. The 'Grade A' specification includes, full access raised floors, with floor boxes providing power and data, LG7 lighting with PIR sensors, full VRF comfort cooling and heating system and a floor to ceiling height of 2.8m.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Office C	2,088	193.98	Available
<b>Total</b>	<b>2,088</b>	<b>193.98</b>	

## Location

One City Place is Chester's first BREEAM 'Excellent' rated office building and a landmark office development in Chester's Central Business Quarter, next to Chester Railway Station. The station offers direct rail links to London, Manchester, Crewe, and Wrexham, while Manchester and Liverpool Airports are within a 40-minute drive. The city's bus network connects to regional destinations, including Chester Zoo and North Wales.

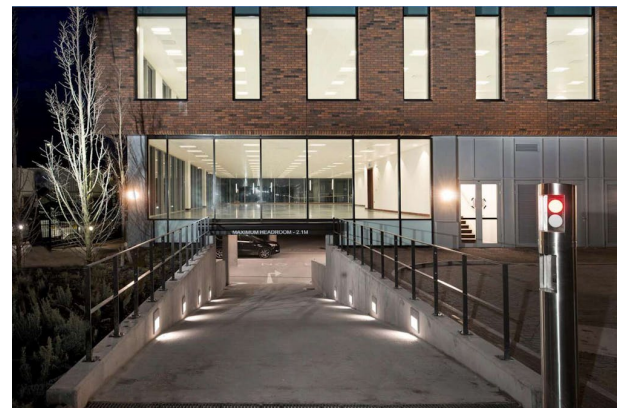
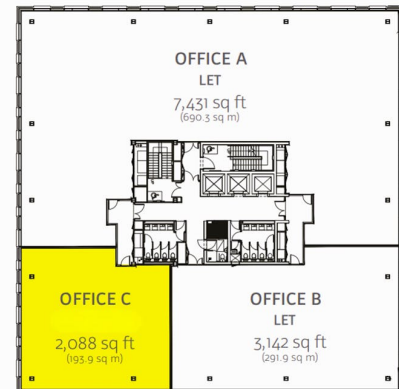
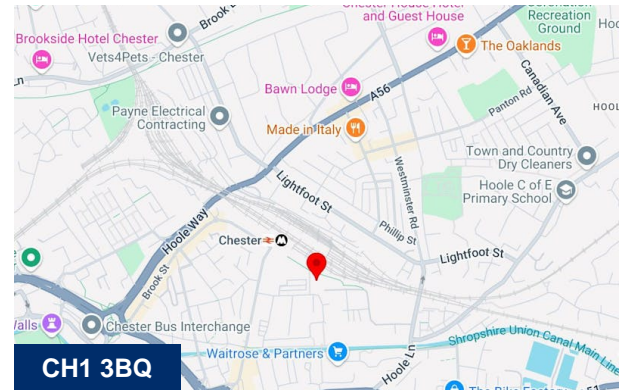
With immediate access to the M53 and M56, Chester links seamlessly to the M6 and M62 corridors. The A55 provides a direct route along the North Wales coast, while the A483 connects to Wrexham and beyond.

## Viewings

Strictly by appointment only.

## Terms

The premises are available by way of an lease assignment of the existing lease, being a 10 year lease from and including 12th March 2023, with a tenant only option to break 11th March 2028. The lease has the protection of security of tenure provisions afforded by the Landlord and Tenant Act 1954.



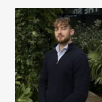
## Viewing & Further Information



### Anthony Howcroft

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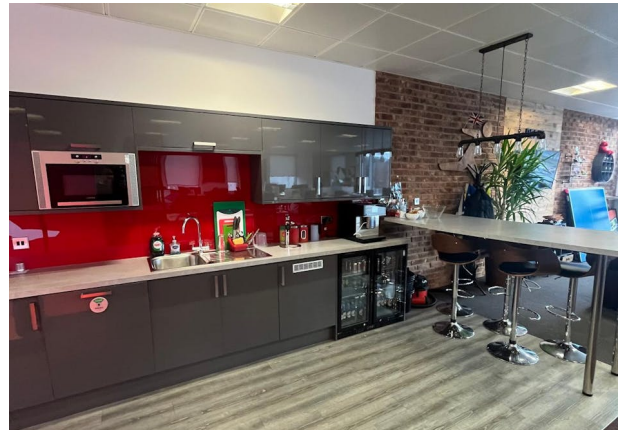
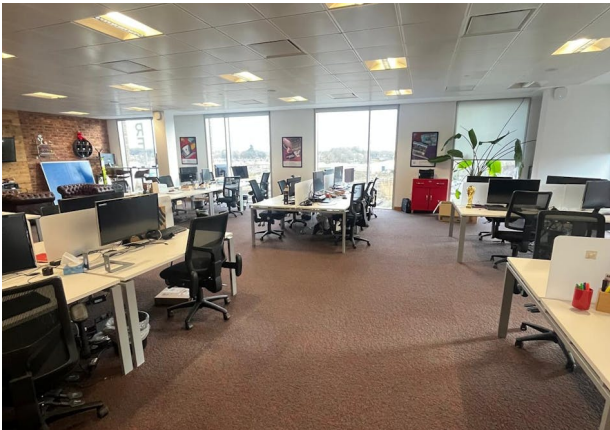
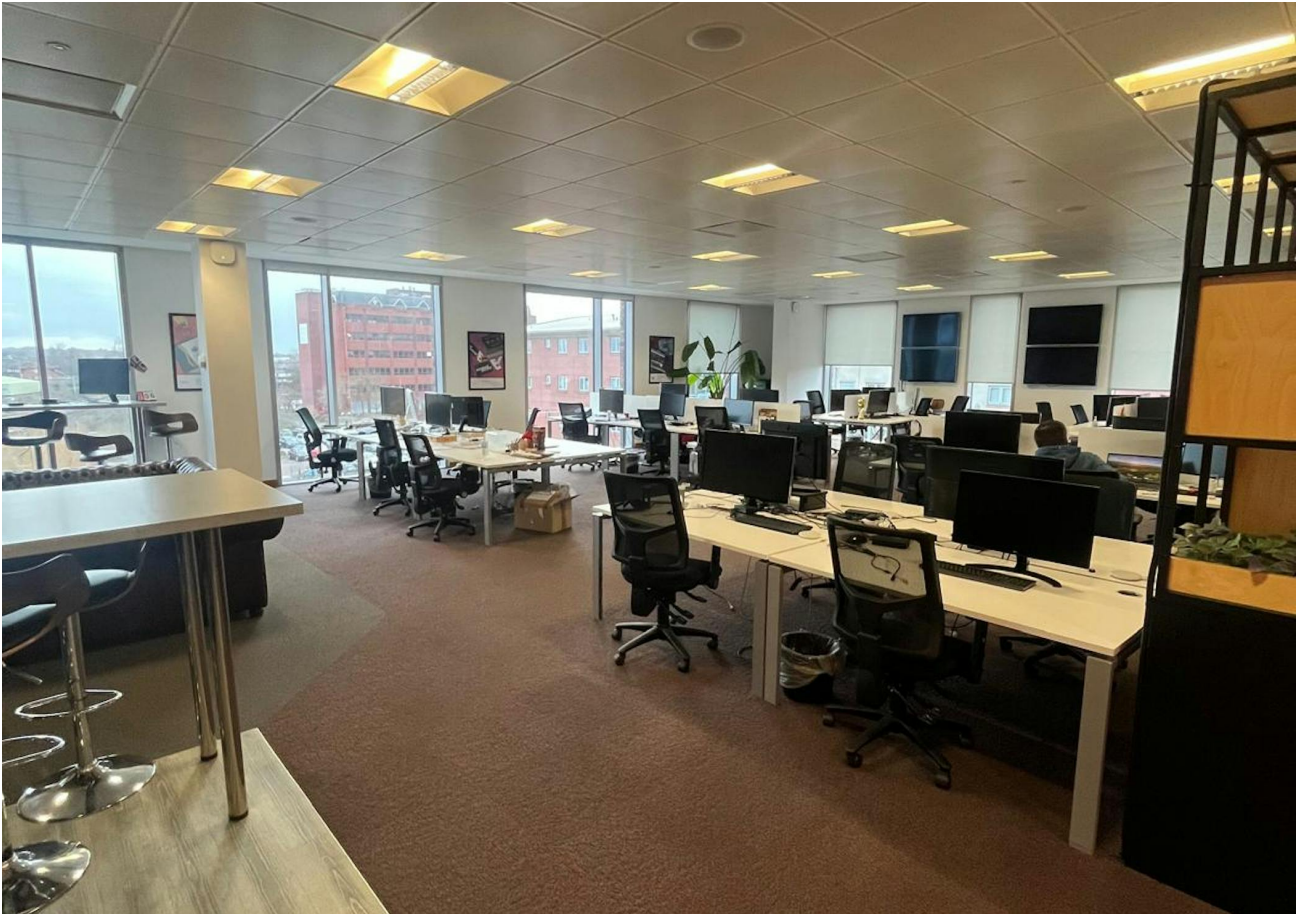
ahowcroft@hallams.com



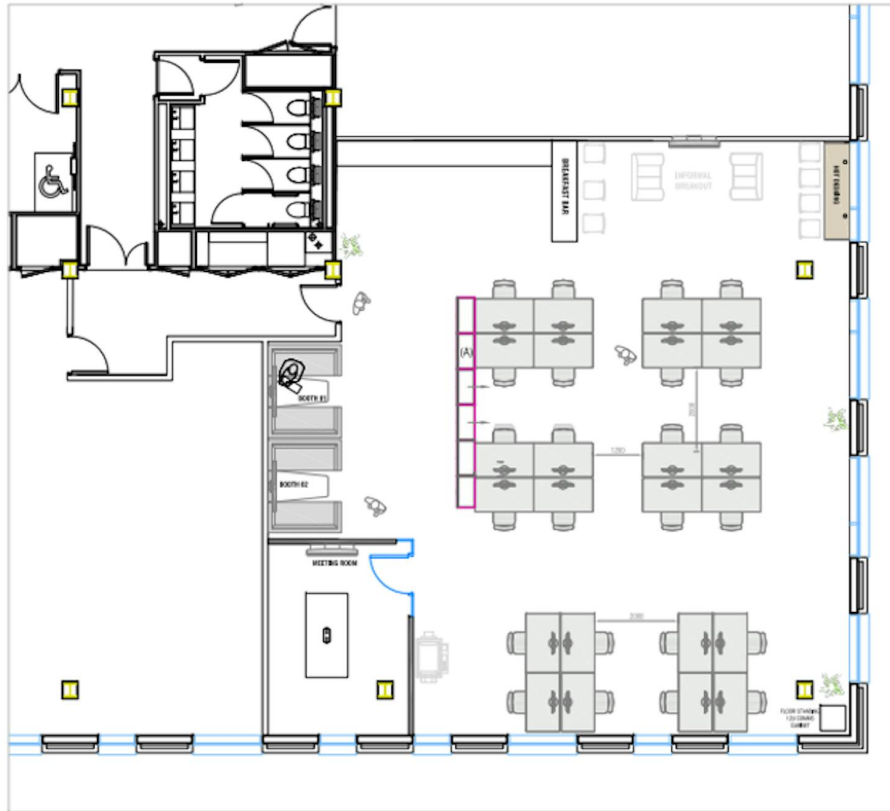
### Ed Hobson

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GENERAL ARRANGEMENT

