

# Maple House



At Park West, Chester, CH1 4RN

## For Sale

Modern Self Contained Office Building  
11,700 sq ft

48 Car Parking Spaces

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## location

Park West occupies a prominent position on the A548 Sealand Road, 1.5 miles to the west of Chester City Centre.

To the east and within 3 miles is junction 12 of the M53 which links directly with the M56 via junction 11 and leads on to the M6 via junction 9.

To the west, Sealand Road links the A550 which connects directly with the A55 North Wales Expressway and the M56 via junction 16. Chester has a main Intercity rail link which offers fast and frequent services nationwide.

International airport facilities are available at both Manchester and Liverpool, both of which are within 30 minutes drive. Public transport facilities are excellent and Park West is located within an easy walking distance of the main Chester park and ride terminal.

The successful Greyhound Retail Park which provides a variety of shops, restaurants and leisure facilities is within a short walk.



## description

Maple House is a self contained, semi detached, three storey office building that has recently undergone extensive refurbishment to a high standard situated within the impressive mature landscaped environment of Park West.

Park West is situated a short drive from the city centre and is one of Chester's most successful office developments, combining the advantages of the city with the benefits of an out of town location. Ease of access, generous car parking and the wealth of close by amenities make Park West a strategic location for business.

## specification

Maple House is arranged over ground, first and second floors and provides large open plan modern floor plates suitable for a wide variety of uses. The property has the benefit of a lift, thus providing full disabled access and W.C. facilities are provided on each floor as well.

## accommodation

Ground Floor	3,900 sq ft	(362 sq m)
First Floor	3,900 sq ft	(362 sq m)
Second Floor	3,900 sq ft	(362 sq m)
<b>Total</b>	<b>11,700 sq ft</b>	<b>(1,086 sq m)</b>

The above areas have been calculated on a net internal area basis in accordance with RICS recommended practice.

## car parking

The building has a very generous total of 48 private allocated car parking spaces

## terms

The building is offered for sale long leasehold.

## viewing

For further information please contact the joint agents;  
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jonty@boltonbirch.com

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