

# POINT 55

- ST DAVID'S PARK -

BESPOKE HIGH SPECIFICATION NEW OFFICE DEVELOPMENT  
FROM 6,942 TO 20,826 SQ.FT  
**AVAILABLE FOR SALE / TO LET**



ST. DAVID'S BUSINESS PARK - EWLOE - FLINTSHIRE - CH5 3YB

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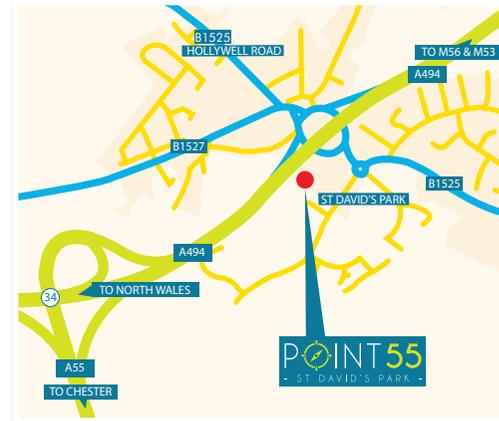
St David's Park is a well established mixed use development that includes high quality office, residential and hotel accommodation within an attractive landscaped setting. The continuing success of the park is evident by Redrow, Unilever, Moneysupermarket.com, HSBC and Welsh Water being located here.

The commercial element of St David's Business Park has been developed to create a unique business community where occupiers benefit from a dynamic and vibrant working environment. On-site amenities include a health and leisure club, day nursery, Co-op convenience store, Marston's pub/restaurant and a 145 bedroom De Vere hotel with conferencing facilities.



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## LOCATION



St David's Park is located in Ewloe on the Welsh border. The park is situated at the intersection of two major expressways, the A494 and A55, giving direct access to the M56 and M53 motorways. The historic city of Chester is seven miles to the east and the centres of Manchester and Liverpool and their airports can be reached in under an hour.

## THE DEVELOPMENT

St David's Park has a long established outline planning consent for office use. The development comprises a bespoke high specification Grade A office building which can be constructed to the exact size and specification required.

The indicative development plans illustrate an impressive 3 storey detached office building providing the following net internal areas:

Ground floor	6,942 sq ft	(645 sq m)
First floor	6,942 sq ft	(645 sq m)
Second floor	6,942 sq ft	(645 sq m)
<b>Total Area</b>	<b>20,826 sq ft</b>	<b>(1,935 sq m)</b>

Accompanied by a generous 102 allocated car spaces.

Office space is available from a single floor plate upwards. Development plans can be altered to meet specific occupier size requirements.

## TERMS

Office accommodation is available to purchase or lease.

## FURTHER INFORMATION

Please contact Jonty Goodchild of the sole retained agents.

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