

# ONE

LAKESIDE

CH4 9QS



**TO LET**  
**135,000 SQ FT**

*A unique opportunity* on Chester Business Park.



The property enjoys a prominent location close to the main entrance of Chester Business Park and is considered suitable for a range of uses to include office, educational, light industrial, storage and medical, subject to the required consents.

The complex was built in 2004 and covers an expansive area of approximately 8 acres with extensive car parking currently including 385 spaces. There is also the opportunity to expand this to around **800 spaces** with the addition of a multi-story car park to the rear of the building.

## THE OPPORTUNITY

One Lakeside presents a unique opportunity to lease one of the largest available properties in North West England situated on Cheshire's premier commercial location – Chester Business Park.

Currently spanning over 135,000 sq ft across the ground and first floor, the property has the potential to expand by an additional 24,000 sq ft – offering **159,000 sq ft** of prime business space in total.





# THE PROPERTY

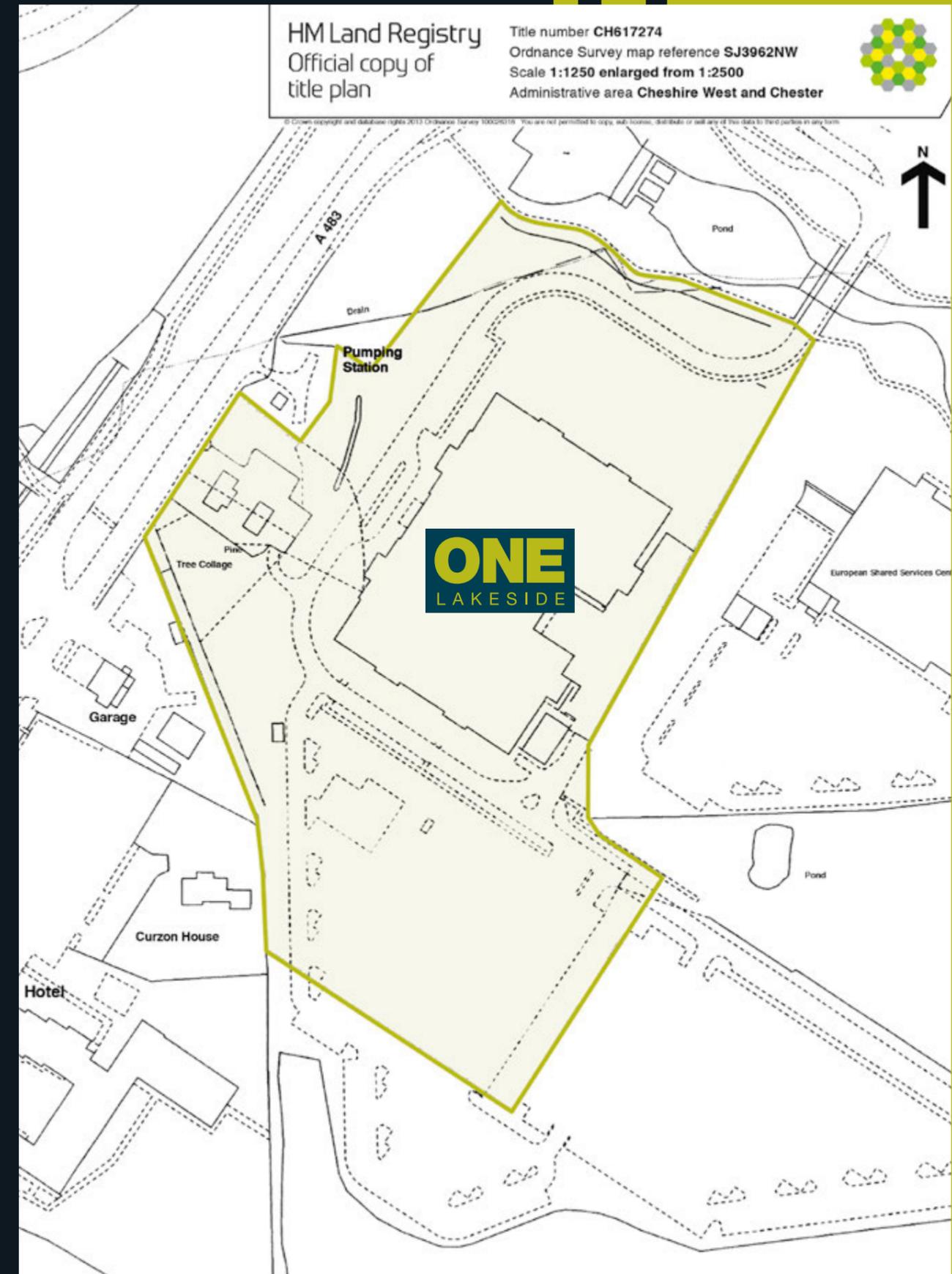
**The building is arranged over 2 floors and is of concrete frame construction with external facing brickwork.**

Having been completed to shell and core, the property was subsequently occupied by a large Marketing Communications company and utilised as a secure printing, processing and distribution facility together with a small amount of ancillary offices as well as front of house accommodation. The roof is an inverted flat roof and accommodates the majority of the mechanical and electrical equipment.

The ground floor has been subdivided using temporary studded walls that can be removed or rearranged to suit the new occupier. Previously this was used as various production and storage areas in addition to the ancillary office facilities located along the front elevation of the building. This floor has been fitted out to a base specification to include full access raised floors, suspended ceilings, lighting and an element of comfort cooling and ventilation.

The vast majority of the first floor is to shell and core finish with exposed concrete slab floors and ceiling soffits.

A sprinkler system is installed throughout the property. There is a secure loading area with two roller shutter doors accessing the building.



## CURRENT FLOOR AREAS

The property extends to the following approximate gross internal floor areas:

- **Ground** – 68,900 sq ft (6,400 sqm)
- **First** – 66,900 sq ft (6,215 sqm)
- **Total** – 135,800 sq ft (12,615 sqm)

LEVEL	LOADING kN/m <sup>2</sup>	MAX HEIGHT (Slab to slab)
G	7.5	4m
1	4	4m



EXISTING **GROUND FLOOR**



EXISTING **FIRST FLOOR**



POTENTIAL **GROUND FLOOR** INTERIOR



*Illustration purposes only*

POTENTIAL **FIRST FLOOR** INTERIOR



*Illustration purposes only*



## CAR PARKING

**The property already benefits from an extensive private car park of 385 spaces, which includes 6 disabled and 6 visitor bays.**

There is the potential for a substantial car park expansion by making it multi-storey (which a precedent has already been set by a number of businesses on the Business Park), which would result in more than doubling the number of spaces to approximately 800.

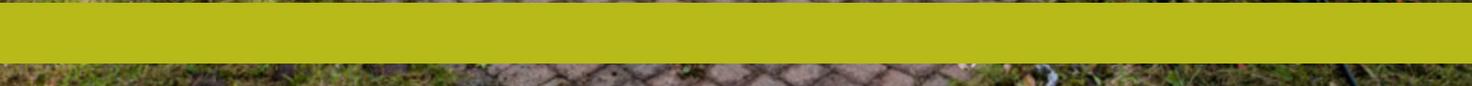
There is a significant external electricity supply which could power a substantial number of electric charging points which supports the move towards more sustainable business activities.



*Illustration purposes only*



*Illustration purposes only*



## PINE TREE COTTAGE

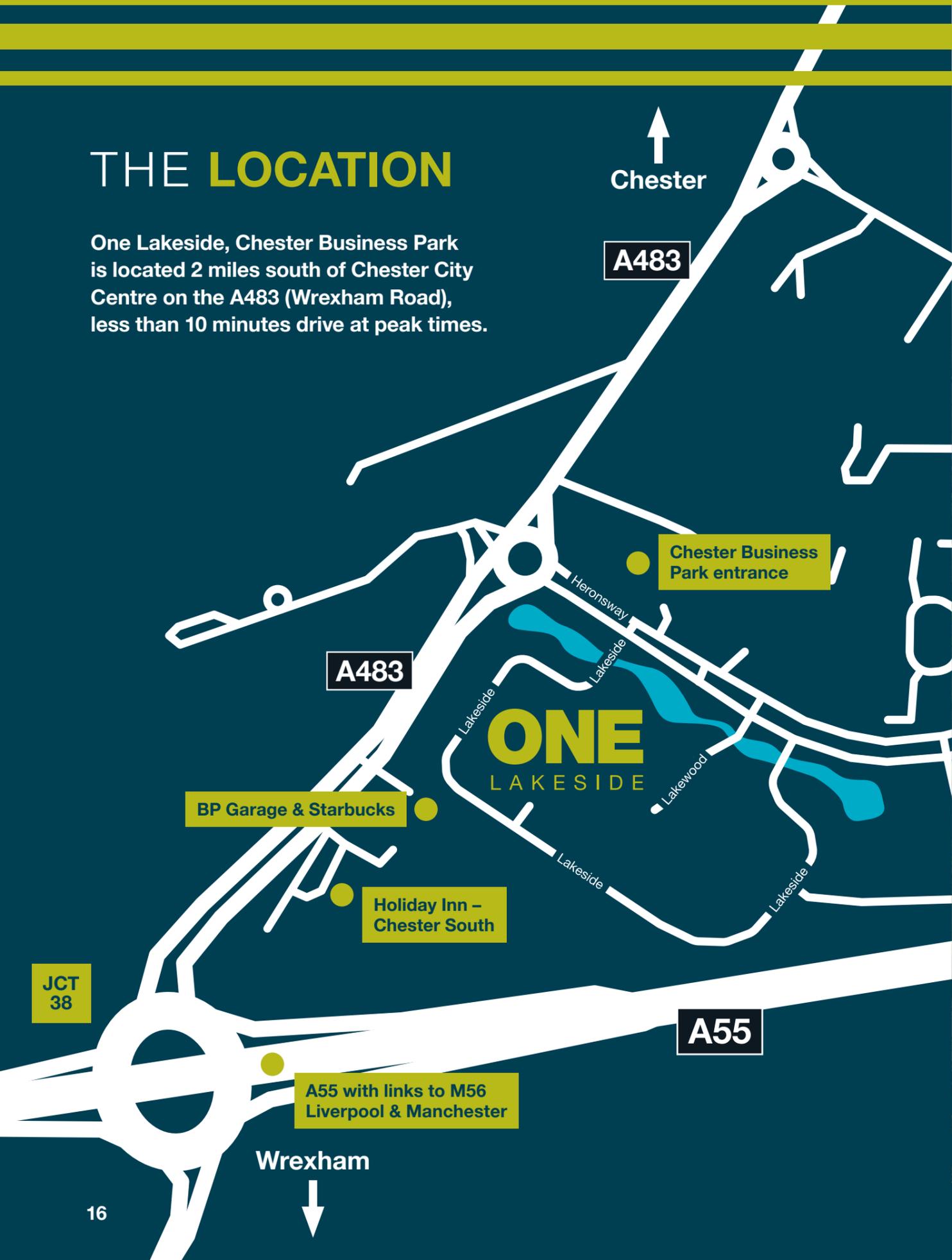
In addition to the main property there is a charming 4-bed cottage just to the side which is included within the lease.

This unique extra has the potential to offer a multitude of uses presenting a great opportunity to the occupier. Previously it has been utilised as overnight accommodation for staff/visitors, but it could be used as a breakout area or a more intimate meeting space, a dining area, or even a space to host client hospitality.



# THE LOCATION

One Lakeside, Chester Business Park is located 2 miles south of Chester City Centre on the A483 (Wrexham Road), less than 10 minutes drive at peak times.





## CONNECTIVITY

Chester railway station is 3 miles from One Lakeside (less than 10 minutes' drive). Chester station has direct trains to Liverpool and Manchester. Connections at either Crewe or Warrington give access to the West Coast Mainline which provides routes to key cities, including London, Birmingham and Glasgow.

One Lakeside is well served by bus services to Chester train and bus stations and city centre, with services every 7 minutes at peak times, and the closest bus stop only 0.2 miles away (less than a 5 minute walk). There are also direct bus services to Wrexham every 15 minutes at peak times.

One Lakeside is less than 1/2 mile from the A55 (North Wales Express Way). It is only a further 5 miles (7 minutes drive) to the M53 and 8 miles (10 minutes drive) from the M56, which provide access to the motorway network. There is a dedicated cycle lane along much of the route from One Lakeside into and out of Chester.

AVERAGE TRAVEL TIMES	ROAD	RAIL
Manchester International Airport	35mins	1hr 20mins
Liverpool John Lennon Airport	40mins	1hr 33mins
Liverpool	35mins	45mins
Manchester	50mins	1hr 02mins
Stoke-on-Trent	55mins	56mins
Leeds	1hr 25mins	2hr 17mins
Birmingham	1hr 30mins	1hr 59mins
Sheffield	1hr 40mins	2hr 07mins
Central London	3hr 30mins	2hr 05mins
Newcastle-upon-Tyne	2hr 50mins	3hr 47mins
Glasgow	3hr 30mins	3hr 36mins

Note: Average road travel times assume lower end of peak-time range

# CHESTER BUSINESS PARK

**Chester Business Park is a 175 acre landscaped business environment in the Cheshire Green Belt one mile south of Chester City Centre and ¼ mile north of the A55/A483 dual carriageway intersection, providing the perfect location for businesses in 1,250,000 sq ft of prime office accommodation.**

The park is lucky to be situated close to the countryside and therefore maximises its use of the natural environment. Any building intrusion is managed by strict adherence to a 15% building footprint and maximum building height of 12 metres.

The landscaping incorporates existing marlpit ponds - typical of the Cheshire countryside - a central lake feature that forms an integral part of the surface water drainage system, and a 2 kilometre circular walk within the Park and woodland. In recent years, the Park has been the recipient of several 'North West in Bloom' awards.

## Full Location Report

- available upon request.



**The Park provides the perfect work place environment for a wide range of business with a particular focus on financial services. Occupiers include Bank of America, Lloyds Banking Group, M&S Bank, MBNA, Bristol-Myers Squibb, GBG, Deepbridge Capital, Regus serviced offices and many more.**

The Business Park is run by Chester Business Park Management Company Limited who levy an estate charge to cover 24 hour park security, landscaping and general maintenance of the development. The Business Park is easily accessed by car, bicycle and foot and also benefits from a regular bus service via dedicated bus lanes to the city centre and railway station.

Wrexham Road Park and Ride is located immediately opposite Chester Business Park, providing 1,200 parking spaces with buses to Chester every 12 minutes.

In addition to the excellent transport links, 1400 residential houses are currently being built opposite to the Business Park.

# CHESTER – THE CAPITAL OF CHESHIRE

Chester is an outstanding place to live and work for many reasons. Founded by the Romans in AD79, the city has a wealth of historical and cultural heritage in a beautiful setting, with stunning countryside and coastline just a few miles away.



Chester also has a contemporary edge with modern infrastructure, vibrant economic status and an innovative enterprise community.

Chester benefits from a mainline train station with regular access to Manchester, Liverpool and London.

Thanks to its strategic location, the town has excellent access to the region's major motorway networks and both Manchester International Airport and Liverpool John Lennon Airport are within easy reach.

#### City highlights also include:

- A truly unique shopping experience with its historic 'two-tier shopping galleries' known as "The Rows"
- An abundance of high-quality restaurants, cafes and bars
- Historic City Walls and visitor attractions including the magnificent Cathedral, racecourse and zoo
- The flagship cultural centre, "Storyhouse" recognised as one of the UK's most innovative and contemporary arts centres



## CURRENT PLANNING STATUS – **THE BUILDING**

The original planning consent for Chester Business Park was granted in 1983 and planning permission for One Lakeside was granted in 2003 (Ref 01/01267/FUL). This planning permission was for four office buildings, staff cafeteria, support facility, car park and associated landscaping and private roadway. This application was subsequently varied twice and both decisions were issued in 2005 under planning application reference 03/02091/FUL and 04/00686/S73.

One Lakeside is one of the four office buildings identified in the application description above.

Other than applications to update the signage on the building there have not been any further permissions granted to significantly change the originally permitted building.



## CURRENT PLANNING STATUS – **CHESTER BUSINESS PARK**

**All of Chester Business Park is located in the Green Belt and is identified within local planning policy as a Major Developed Site.**

A Section 106 Agreement for the Chester Business Park restricts the use of all buildings on the site to B1 use. This includes Offices, Research and Development and industrial processes suitable in a residential area.

The local plan broadly recommend that Chester Business park should be reserved for B1a office uses and should maintain its parkland appearance.

### **USE CLASS E AND NATIONAL PLANNING POLICY FRAMEWORK**

In September 2020 changes to the Use Classes order placed B1 buildings into new use class E. Class E encompasses: retail, food and drink, financial services, indoor sport, provision of medical services, day nurseries and uses which can be carried out in a residential area including research and development and industrial processes. We are of the opinion that a change from the current use of the building to any of these uses could take place and not require planning permission.

We are also of the view that consent for uses outside Class E and/or for extension of the building is possible.

The National Planning Policy Framework has a presumption in favour of sustainable development. This means development



proposals that accord with an up to-date development plan should be approved without delay.

Proposals to re-use buildings in the Green Belt are supported within paragraph 146 of the Framework. Extensions or alteration of a building in the green belt are supported providing that this does not result in disproportionate additions over and above the size of the original property. Further to this paragraphs 81-83 of the framework clearly set out how planning policies can aid in building a strong and competitive economy. This includes supporting economic growth and productivity enabling a rapid response to changes in economic circumstances. On this basis, it is considered that National Planning Policy will support alternative uses on the site along with extensions to the existing building.

The vendor is engaging with the Local Planning Authority through a pre-application process to discuss possibilities for alternative uses and extensions. The results of these discussions will be shared with interested parties when formal advice is received.

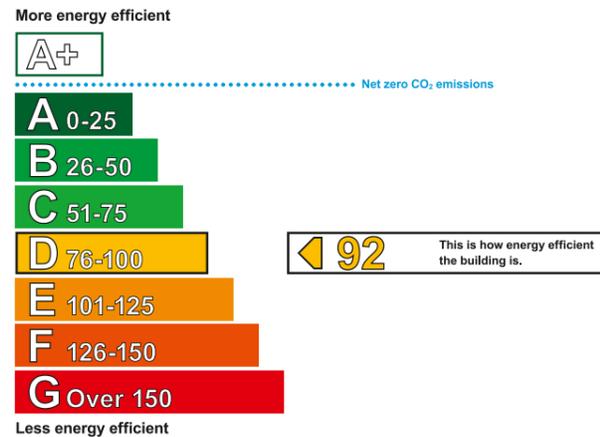
## UTILITIES

The following utilities are provided:

- **Electricity** - The building is served by a dedicated HV supply, expected available power is approximately 150W/m<sup>2</sup>
- The property has a large uninterrupted power supply capable of producing 4000KVa, this consists of 2 x 2000KVa transformers
- There is one generator onsite with the capability of producing 1000KVa
- **Broadband** – BT and Virgin both provide 1GB lines directly into the building
- **Gas** – a Mains gas supply feeds two Hoval boilers
- **Compressed air** – there are two air compressors serving the ground floor
- **CCTV** – the building benefits from a comprehensive CCTV system
- **Lifts** – there is a passenger lift, a goods lift and a “post” lift

## EPC

The property has an EPC rating of D-92 effective 10 September 2020.



## RATEABLE VALUE

The property has a rateable value of £620,000 effective 1 April 2017.

## ESTATE CHARGE

The property is subject to an estate charge to which all occupiers on the park contribute. This is running at approximately £33k per annum.

## BUILDING INSURANCE

The landlord will insure the building and recharge the premium to the tenant. In 2020, the premium was £10,750.

## TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed. The landlord can offer a substantial rent free period or other incentives dependent on extent of works required by tenant, covenant strength and all other terms agreed.

Rent upon application to the joint agents.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.



## Contact

Interested parties should contact the joint agents  
for further information or to arrange a viewing

**AVISON  
YOUNG**

**0161 228 1001**

**Rupert Barron**

rupert.barron@avisonyoung.com

Office: +44(0)161 956 4091

Mobile: +44(0)7500 840 978

www.avisonyoung.co.uk

**LegatOwen**  
CHARITABLE SURVIVORS

**01244 408200**

www.legatowen.co.uk

**William Sadler**

willsadler@legatowen.co.uk

Office: +44(0)1244 408219

Mobile: +44(0)7957 562816

www.legatowen.co.uk

[www.onelakeside-chester.co.uk](http://www.onelakeside-chester.co.uk)

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