

HIGH QUALITY OFFICES TO LET WITHIN A LANDMARK GRADE II LISTED BUILDING - EXCELLENT CAR PARKING AVAILABLE

STEAM MILL

STEAM MILL STREET, CHESTER, CH3 5AN

EXTENSIVELY REFURBISHED

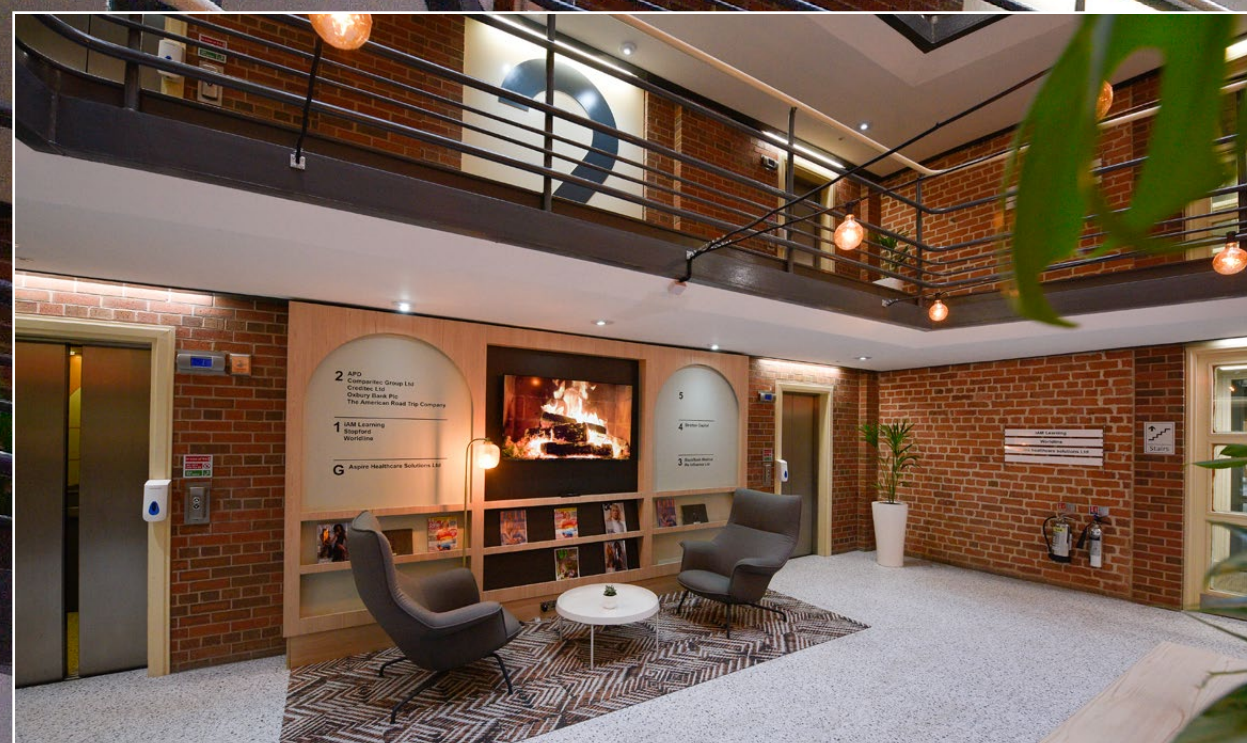
The Steam Mill has undergone a comprehensive refurbishment programme and now provides over 52,000 sq ft of quality office accommodation within a landmark listed building. The offices are arranged over five floors, around a spectacular, full height atrium.

The building benefits from a manned reception, audio-visual lecture theatre, secure bike storage, showers & changing rooms, self-service coffee bar and informal meeting rooms.

Adjacent to the Steam Mill Business Centre is a 73 space car park.

Over 52,000 sq ft of quality
office accommodation
within a landmark
listed building.

STEAM MILL



From the new bespoke Reception area, tenants and guests enter the unique five storey Atrium that sits at the heart of the Steam Mill. The substantial investment has created a new layout, providing more open settings to appreciate the impressive space.

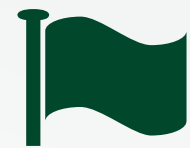
A striking communal area now sits at the heart of the building, a place to bring tenants and guests together, creating a place to meet and collaborate.

The new ground floor central hub contains a new coffee bar and three different settings;

- Booths for more privacy
- Open banquette seating for more casual use
- Loose lounge seating around the perimeter

The new planting brings the biophilic element, helping acoustics and providing a calming yet inspiring setting.

Specification



**Landmark
building**



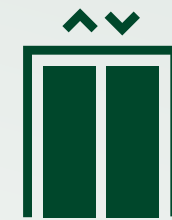
**Meeting
Rooms**



**On-site
car parking**



**LED
lighting**



**Passenger
lifts**



**Manned
reception**



**Fast
broadband**



**Close to
City Centre**



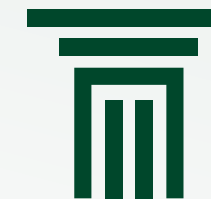
**Kitchens
to all floors**



**Canalside
frontage**



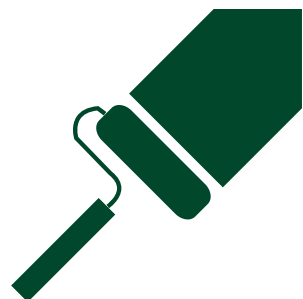
**Adjacent
to Waitrose**



**Original
features**



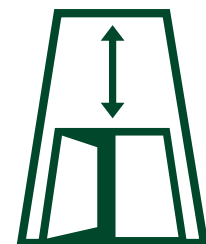
**Showers & Changing
facilities**



**Extensively
refurbished**



**100 person
lecture theatre**



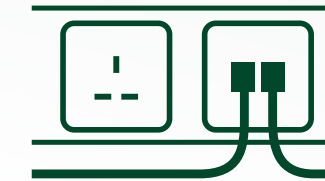
**Full height
entrance atrium**



**Comfort cooling
in part**



**Secure
bike store**



**Perimeter
trunking**

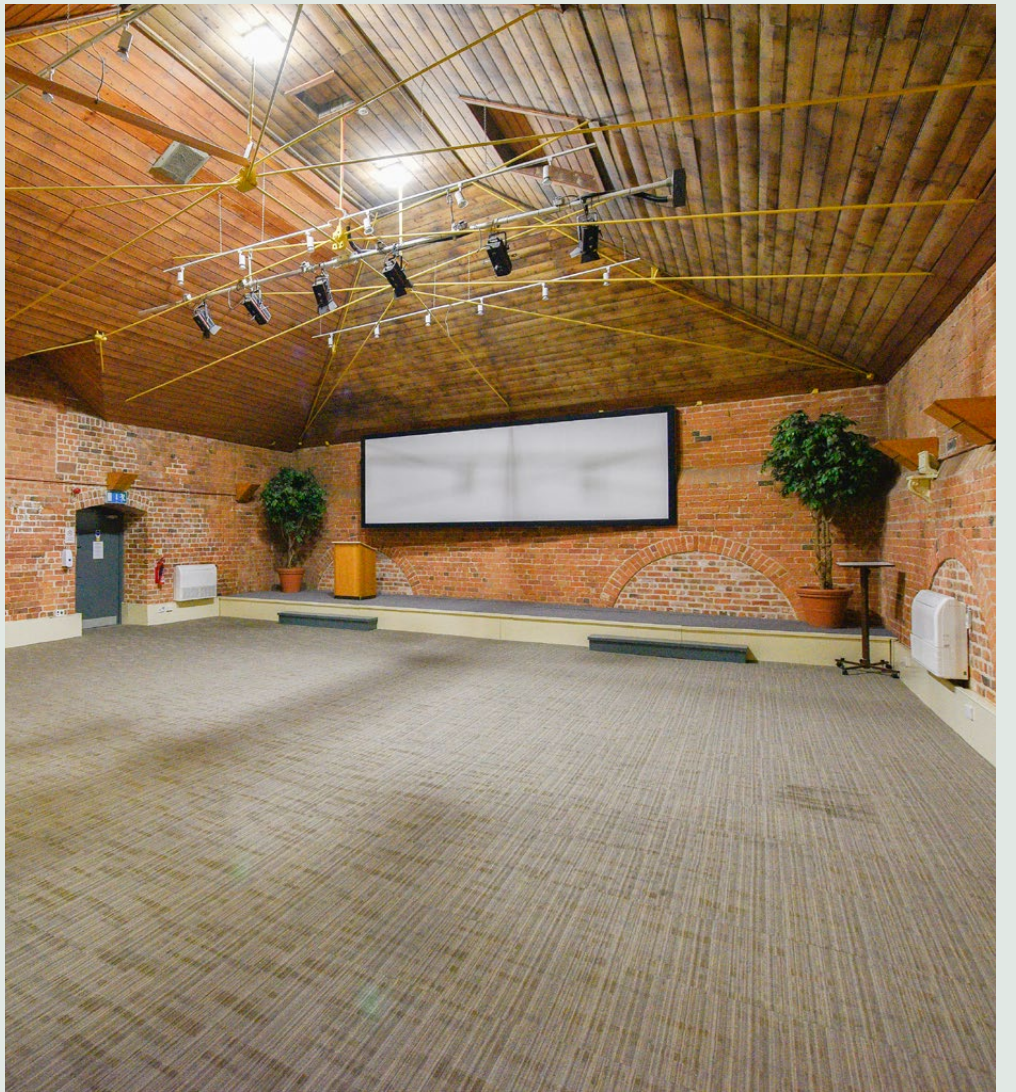
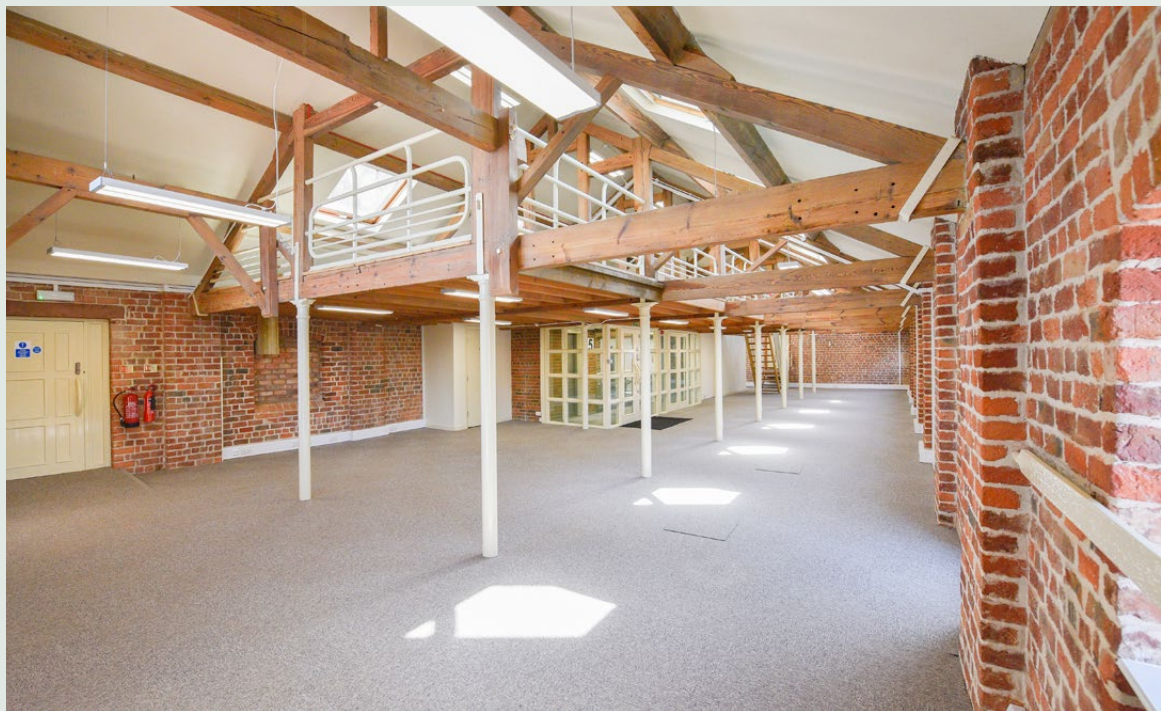
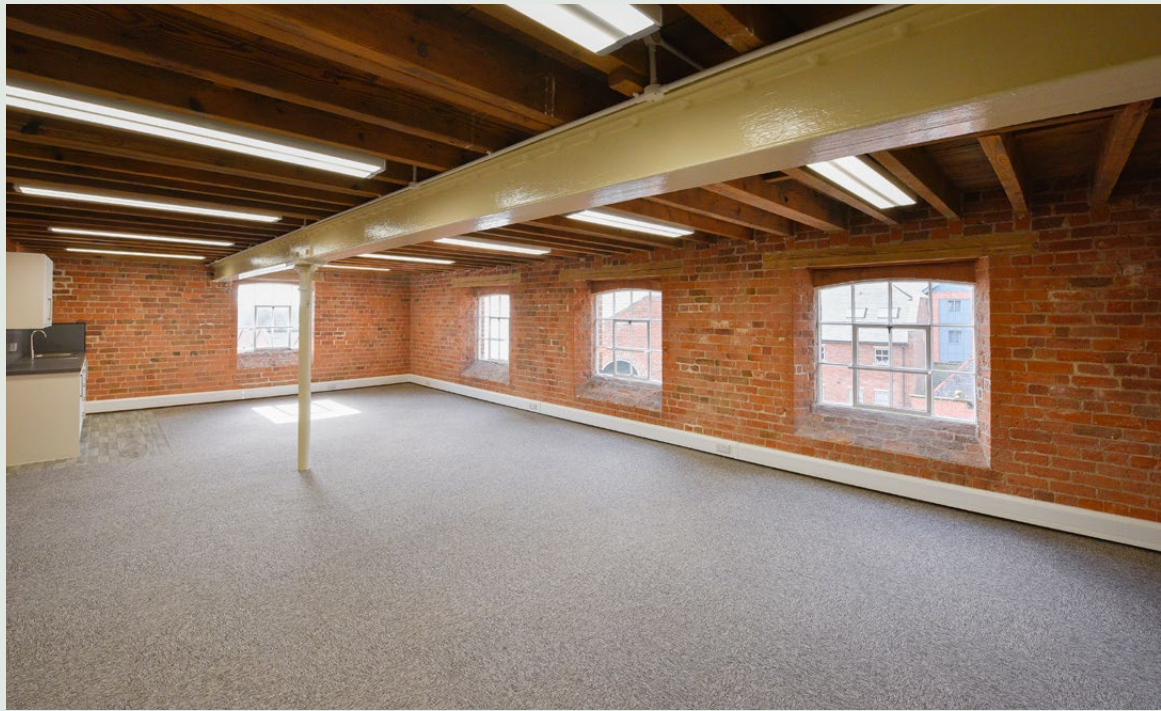


**On-site
restaurant**

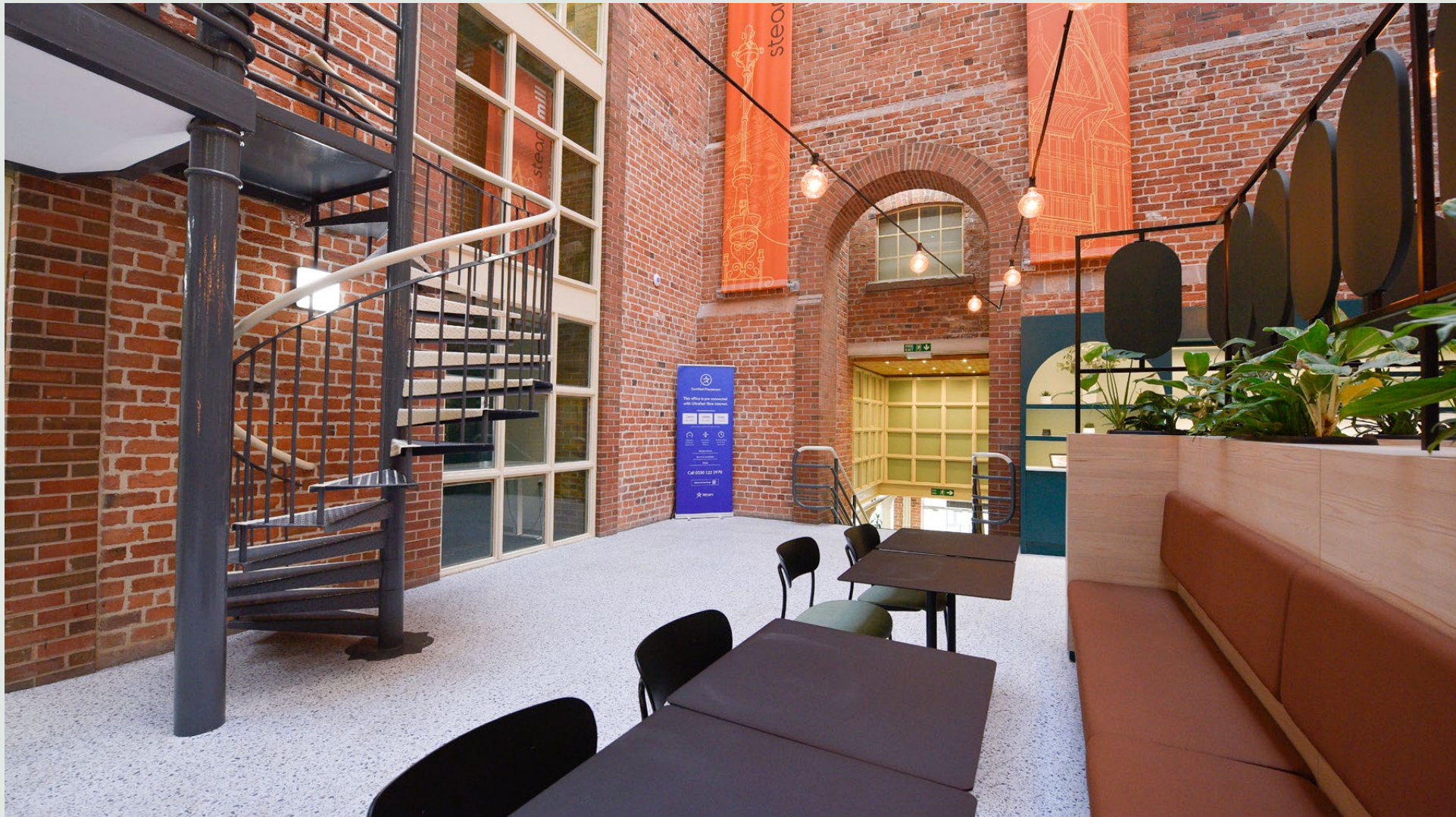
Incredible spaces of all sizes
with unique, original features
of a stunningly restored
Victorian mill

STEAM MILL





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The Steam Mill is located to the east of the city centre, close to St Oswalds Way (inner ring road) and the A51 which provides an arterial route out of the city centre. The M53 motorway (Junction 12) is situated approximately two miles to the north.

Chester Station is within a short walk of the property, as is Foregate Street, the prime shopping area of the city.



Chester

As one of Britain's great heritage cities, Chester offers its residents a quality lifestyle rarely rivalled anywhere in the UK.

To live and work in Chester is a truly pleasurable experience. The quality of commercial, family and social life is quite exceptional and has been a major influential factor for companies locating and expanding here.

The city boasts some of the country's finest shopping in the north west region, abundant parks and open spaces and a huge range of leisure and sporting opportunities including eight golf courses, Chester Zoo and the country's oldest racecourse.

“one of
Britain's
great
heritage
cities”



STEAM MILL

TO BIRKENHEAD AND LIVERPOOL

M53

M56

TO M6 AND MANCHESTER

TO A55 AND WALES

Chester Railway Station

Hallmark Hotel

STEAM
MILL

City Suites
Serviced Apartments

Waitrose

STEAM MILL



River Dee

Chester Roodee
Racecourse

City Centre

Chester
Northgate Scheme

Chester
Bus Interchange

STEAM MILL

Steam Mill is within walking distance of the city centre and the following local amenities and attractions:

Canalside walk	1 mins
Waitrose	3 mins
Chester Station	6 mins
River Dee	7 mins
City Centre	10 mins

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STEAM MILL STREET, CHESTER, CH3 5AN

RENT

Upon application.

CAR PARKING

Parking is available

BUSINESS RATES

Details of individual assessments are available on request.

EPC

Available on request.

VIEWING

The joint agents Legat Owen and Mason Owen will be pleased to arrange an inspection and tour of the Steam Mill.

Will Sadler

willsadler@legatowen.co.uk
01244 408219

LegatOwen
CHARTERED SURVEYORS
01244 408200
legatowen.co.uk

SERVICE CHARGE

A service charge is levied to cover the running costs of the building. Further details are available upon request.

VAT

All terms are exclusive of, but will be liable to VAT.

LEGAL COSTS

Each party will be responsible for their own legal cost.

Mark Coulthurst

mark.coulthurst@masonowen.com
0151 242 3000

**mason
owen...**
0151 242 3000
www.masonowen.com

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www.thesteammill.co.uk

STEAM MILL



AS AT JUNE 2024
AVAILABILITY
STEAM MILL BUSINESS CENTRE, CHESTER CH3 5AN

Floor	Suite	Sq. Ft	Rent (p.a.x)	Budget Service Charge to 31.03.25	Rateable Value	Rates Payable	Building Insurance	Status
Ground Basement	Restaurant	3,367 + 1,475	£45,000	£11,500	£44,250	£22,000	£2,200	Available
4	A1	967	£15,000	£6,800	£10,500	Qualifies for zero rates	£500	Under offer
4	A2	323	£5,200	£2,200	£3,050	Qualifies for zero rates	TBC	Under Offer
5	A, F & G	3,598	£55,800	£22,600	£30,000	£11,500	TBC	Available

Ultrafast Connectivity options available at The Steam Mill. Bespoke options available

The Steam Mill - Telcom Connect

If Rateable Value is less than £12,000 then zero rates is available to qualifying companies

Reception 8-5 Monday to Friday

Car parking is allocated at 1 space per 800 sq ft of offices at a rent of £1,400 per space per annum + VAT
No parking with the restaurant unit

Service charge includes cleaning and maintenance in common parts, lift maintenance, reception, building management, water, electricity to shared areas.

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