

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.

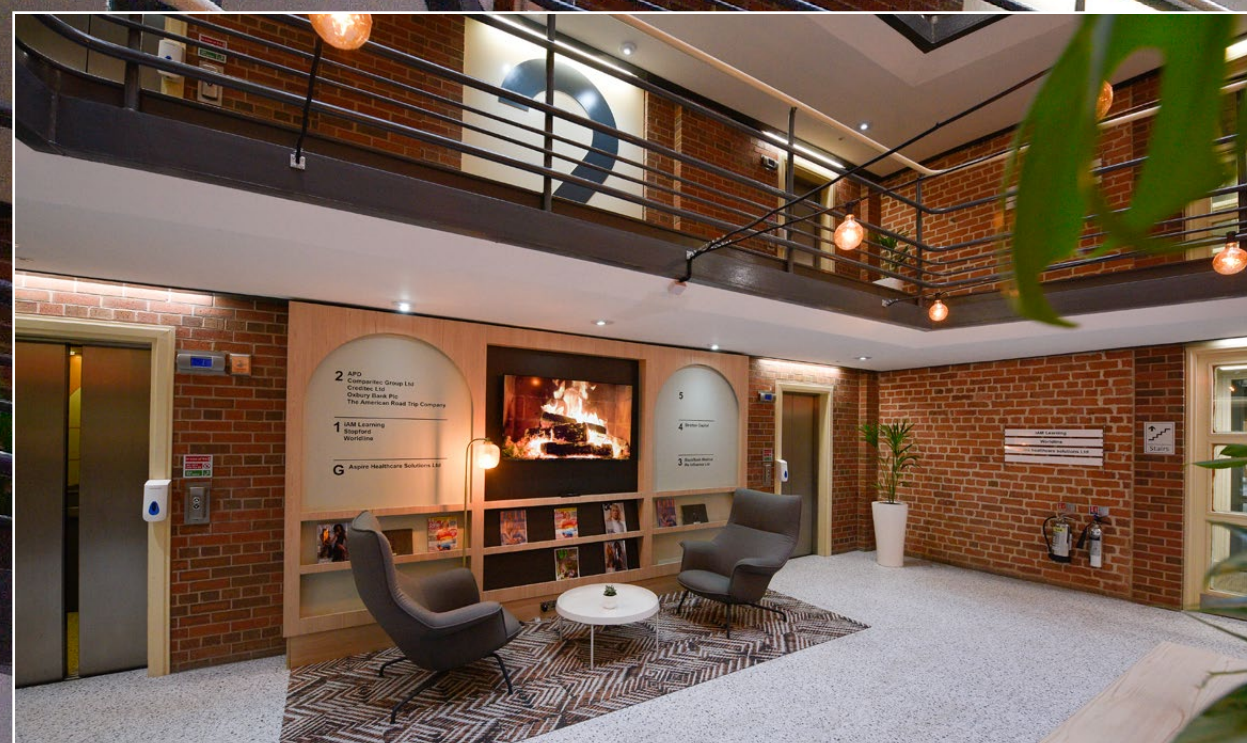
The building benefits from a manned reception, audio-visual lecture theatre, secure bike storage, showers & changing rooms, self-service coffee bar and informal meeting rooms.

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.

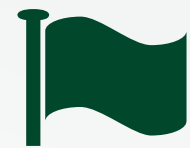
The new ground floor central hub contains a new coffee bar and three different settings;

- 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**



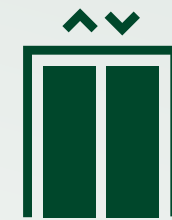
**Meeting  
Rooms**



**On-site  
car parking**



**LED  
lighting**



**Passenger  
lifts**



**Manned  
reception**



**Fast  
broadband**



**Close to  
City Centre**



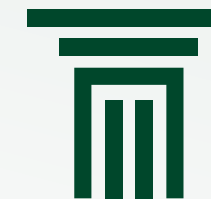
**Kitchens  
to all floors**



**Canalside  
frontage**



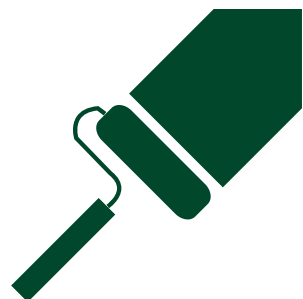
**Adjacent  
to Waitrose**



**Original  
features**



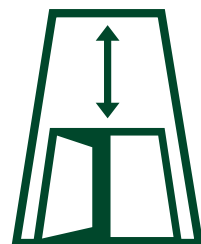
**Showers & Changing  
facilities**



**Extensively  
refurbished**



**100 person  
lecture theatre**



**Full height  
entrance atrium**



**Comfort cooling  
in part**



**Secure  
bike store**



**Perimeter  
trunking**



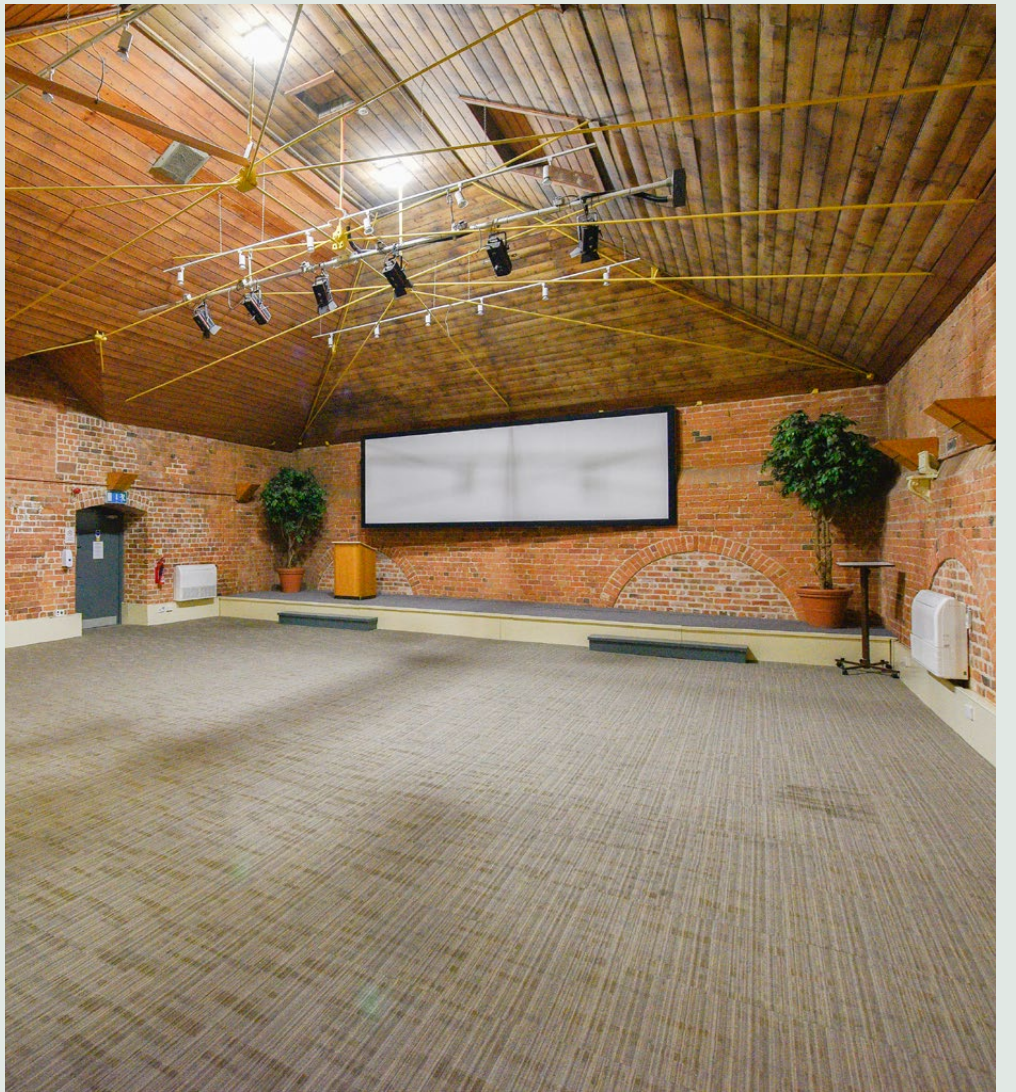
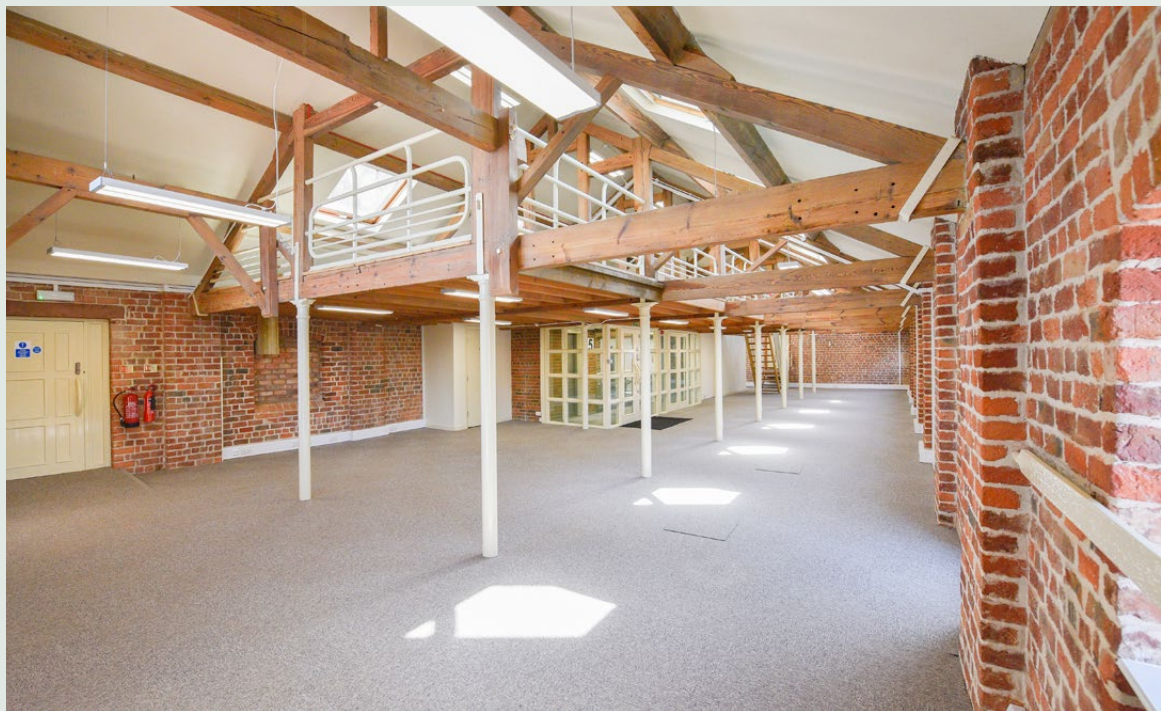
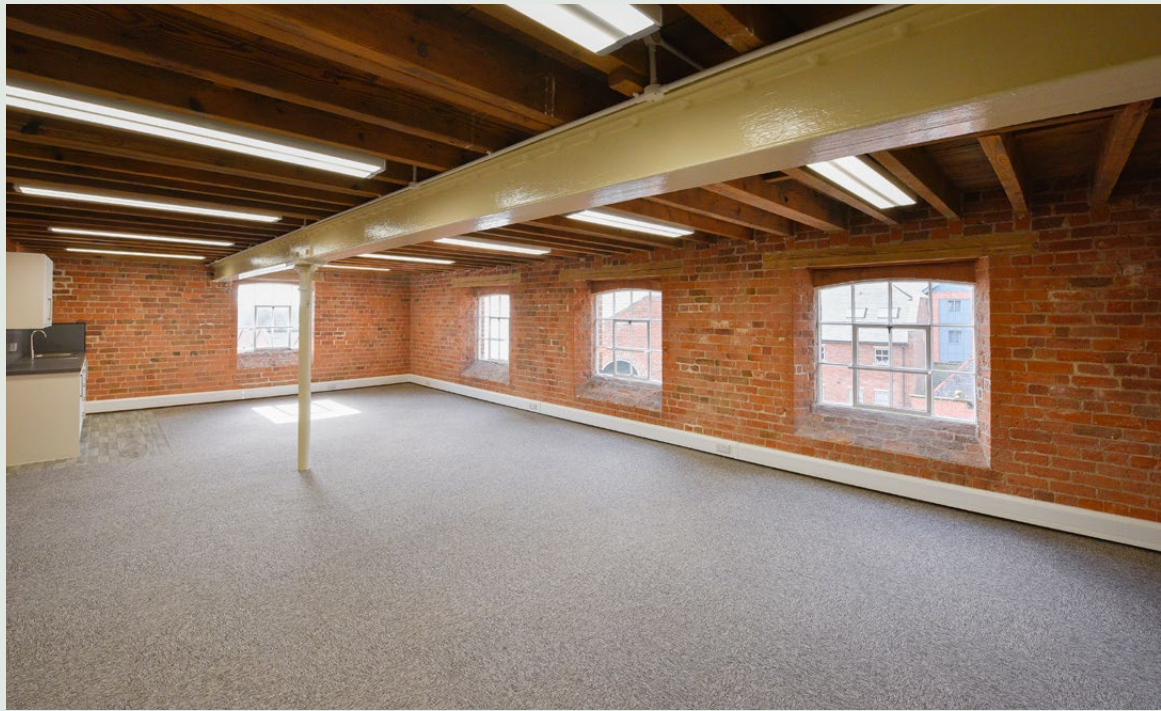
**On-site  
restaurant**



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

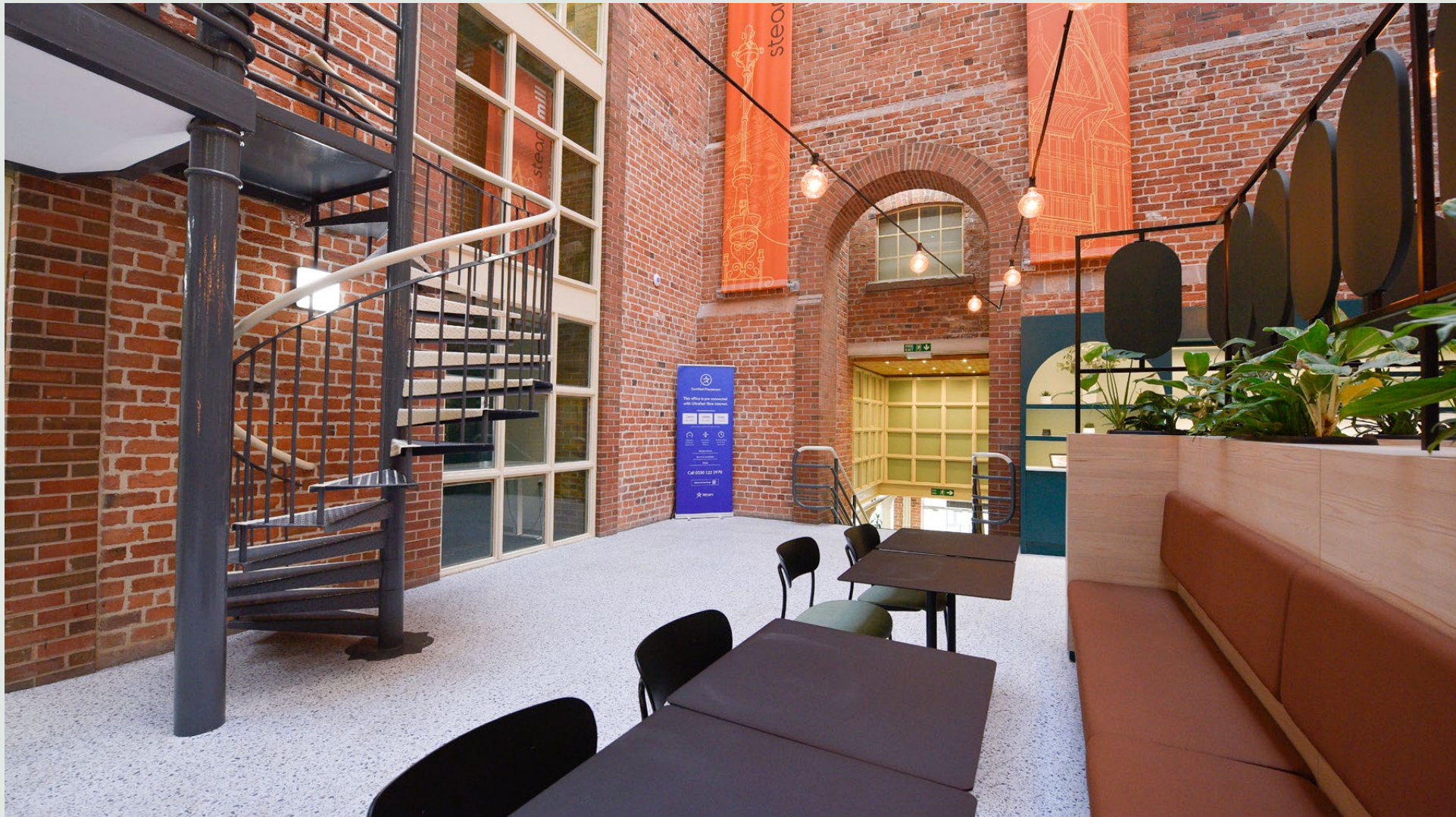
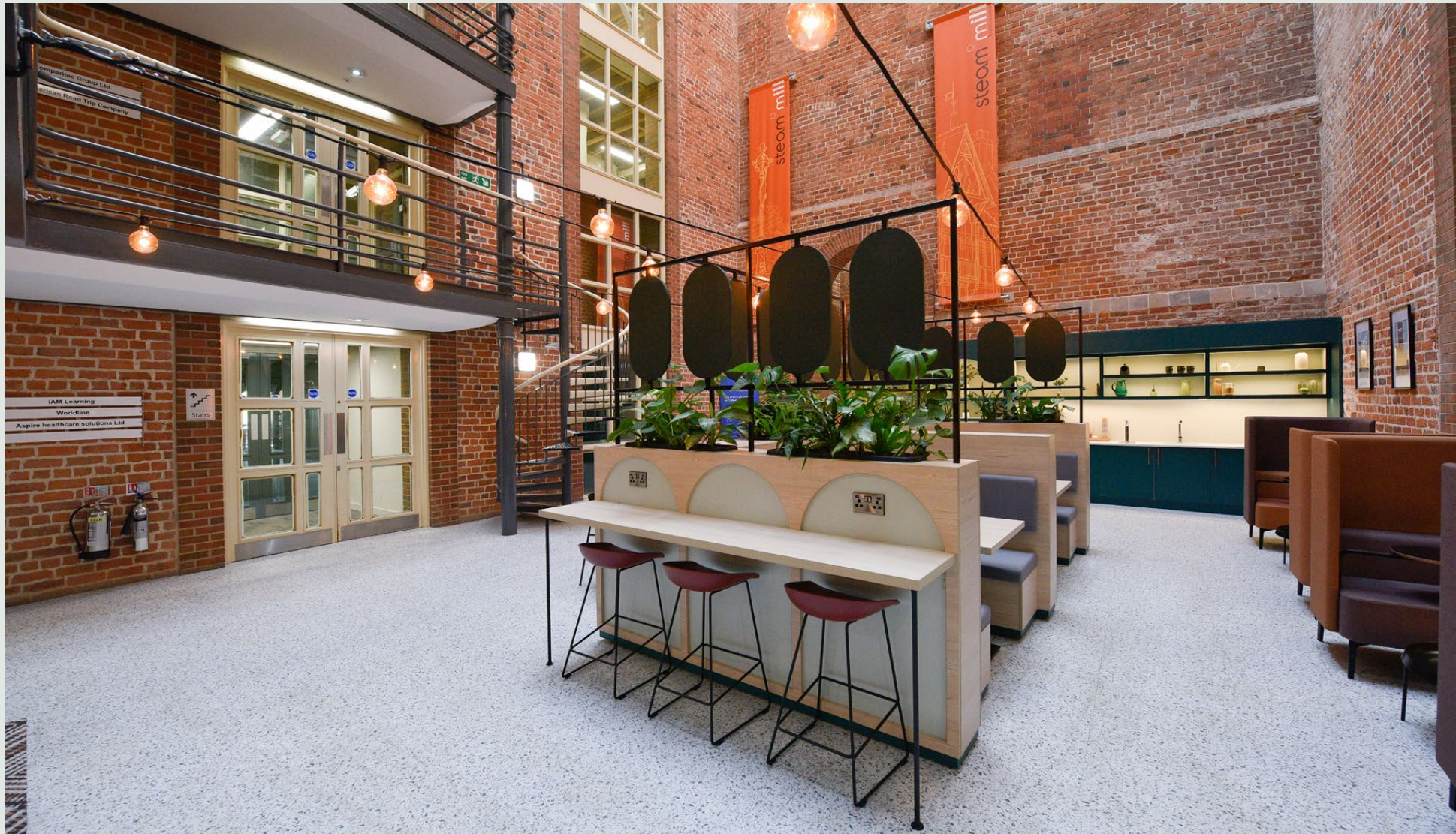
STEAM MILL





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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”





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

Chester  
Northgate Scheme

City Centre

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

STEAM MILL



# STEAM MILL

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 SURVIVORS  
**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**

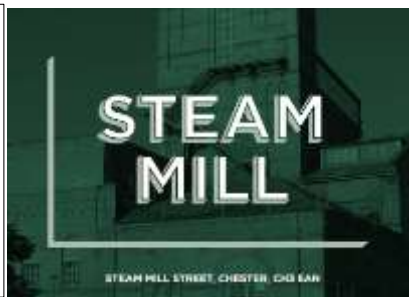
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[www.thesteammill.co.uk](http://www.thesteammill.co.uk)

STEAM MILL





**AS AT 7<sup>th</sup> SEPTEMBER 2023**  
**AVAILABILITY**  
**STEAM MILL BUSINESS CENTRE, CHESTER CH3 5AN**

Floor	Suite	Sq. Ft	Rent (p.a.x)	Budget Service Charge to 31.03.24	Rateable Value	Rates Payable	Building Insurance	Status
Ground Basement	Restaurant	3,367 1,475	£45,000	£10,850	£44,250	£22,000	£2,200	Available
4/5	H	4,965	£77,000	£30,100	£63,500	£31,000	C £3,000	Under offer
4	A1	967	£15,000	£6,200	£10,500	£5,000	TBC	Jan 2024
5	A, F & G	3,598	£55,800	£19,250	£22,750	£11,500	TBC	Available

\*Rates have been estimated and require reassessment.

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

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

**[mark.coulthurst@masonowen.com](mailto:mark.coulthurst@masonowen.com) / [willsadler@legatowen.co.uk](mailto:willsadler@legatowen.co.uk)**