



**Mason
Owen**

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LegatOwen
CHARTERED SURVEYORS

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AS AT OCTOBER 2025
AVAILABILITY
STEAM MILL BUSINESS CENTRE, CHESTER CH3 5AN

Floor	Suite	Sq. Ft	Rent (p.a.x)	Budget Service Charge	Rateable Value	Rates Payable	Status
Ground	G & H	3,255	£50,500	£21,500	£19,000	£9,481	Available
1	B1 & C1	2,294	£36,750	£18,600	£13,500	£6,736	Available
5	A, F & G	2,200	£37,200	£17,800	Approx £10,000	Qualifies for zero rates	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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