

TO LET - REFURBISHED GROUND FLOOR OFFICE - 3,790 sq ft (352.10 m²)

SEASONS HOUSE | LAKESIDE BUSINESS PARK | ST DAVID'S PARK | EWLOE | CH5 3YE

**Mason
Partners**

**Bolton
Birch**
www.boltonbirch.com
01244 311 681



LOCATION

St David's Park is an established and highly regarded office park in Ewloe, Deeside located approximately 7 miles west of Chester. The park is strategically positioned close to the intersection of the A55 and A494 which provide access to the M56 and M53 Motorways.

Facilities on St David's Park include Village Hotels' Chester St David's and Marston's Running Hare pub/restaurant, a Co-Op convenience store and a children's nursery.

High profile occupiers at St David's Park include Redrow, Moneysupermarket, Wales & West Housing, Anwyl Group and Flintshire Council.

St David's Park is 3 miles south of Deeside Industrial Park, one of the largest estates in the region, and just three miles from Airbus UK's main aircraft wing manufacturing plant.

DESCRIPTION

Seasons House is a modern, detached, two-storey office building with onsite parking. The building sits in attractively landscaped surroundings with views over the lake to the rear.

Internally there is a central reception/circulation area providing W.C. facilities and lift and stair access to the first floor. The ground floor is arranged into two individual suites. The available ground floor east wing comprises a refurbished suite providing good quality open plan accommodation with the following specification.

- Suspended ceilings
- Recessed LED lighting
- Air conditioning
- Perimeter trunking
- Tea point



FLOOR AREA

The accommodation has the following net internal floor area:

Ground Floor East Wing - **3,790 sq ft (352.10 m²)**

CAR PARKING

The suite has 20 allocated onsite car parking spaces.

TENURE

Available to let on a new lease from the Landlord at a rent of £11.50 per sq ft per annum exclusive.

BUSINESS RATES

The suite has a Rateable Value assessment of £38,000. The business rates payable for the year ending 31.3.2025 are £21,356.



EPC

The building has an Energy Performance rating of C56.

SERVICE CHARGE

A service charge is levied in respect of the Landlord's costs of maintaining the exterior of the building and common areas and for provision of any services used in common.

VAT

All sums due to the Landlord will be subject to the addition of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



Image prior to refurbishment



Image prior to refurbishment

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

MASON PARTNERS - JON SWAIN

T: 07810 435 071 **T:** 0151 225 0118

E: joinswain@masonpartners.com

BOLTON BIRCH - JONTY GOODCHILD

M: 07968 160 277 **T:** 01244 311 68

E: jonty@boltonbirch.com



MISREPRESENTATION ACT 1967 AND DECLARATION: The Agents for themselves and for the vendors of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item. iii) No person in the employment of Mason Partners LLP or Bolton Birch has any authority to make or give any representation or warranty in relation to this property. June 2024. Designed by i-creative.