BOLESWORTH

No.2 Bolesworth Campus

SPACES DESIGNED AROUND YOUR BUSINESS NEEDS

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BOLESWORTH

We are Bolesworth

Bolesworth brings together commercial property, events, hospitality, leisure and a thriving community of more than 150 businesses.

Our rural business parks offer best-in-class commercial spaces in an inspiring setting, with the flexibility to support businesses at different stages of their growth. But being part of Bolesworth means being part of a much bigger destination.

Throughout the year, the estate plays host to an exciting programme of events, from world-class equestrian competitions and automotive experiences to Festivals and business events. These attract leading brands, businesses and aspirational audiences from across the region and beyond, creating opportunities for our business community to connect, collaborate and benefit from the activity happening around them.

We are continuing to invest in Bolesworth as a destination for business, leisure and innovation – creating a distinctive environment where people want to work, businesses can grow and communities can connect.

The Estate is owned & managed by us:

Established in
1828

Estate
6,500 Acres

Welcoming
50K Visitors to events held on the estate.

Hosting over
3,000 high-net worth guests in our VIP.

150 Businesses Across The Estate

135 Residential Properties Across The Estate

340,000 Sq ft
Of Commercial Space

BOLESWORTH

Bolesworth Campus

Bolesworth Campus is home to a thriving community of businesses, offering a professional working environment in an attractive rural setting. It provides convenient access to the A41 and is well connected to Chester (9 miles), Wrexham (13 miles) and Whitchurch (13 miles).

Owned and managed by Bolesworth Estate, the Business Park benefits from an on-site café, gym and Pilates studio, alongside dedicated walking and running routes designed to support health and wellbeing.

AVALIABLE TO LET

No.2 Bolesworth Campus

No.2 Bolesworth Campus offers 12,500 sq ft of office space within an established Cheshire business community. Available as a whole or split by floor, the building provides businesses with the flexibility to create a workspace around their operational requirements.
The building benefits from a communal lift, WC and shower facilities.

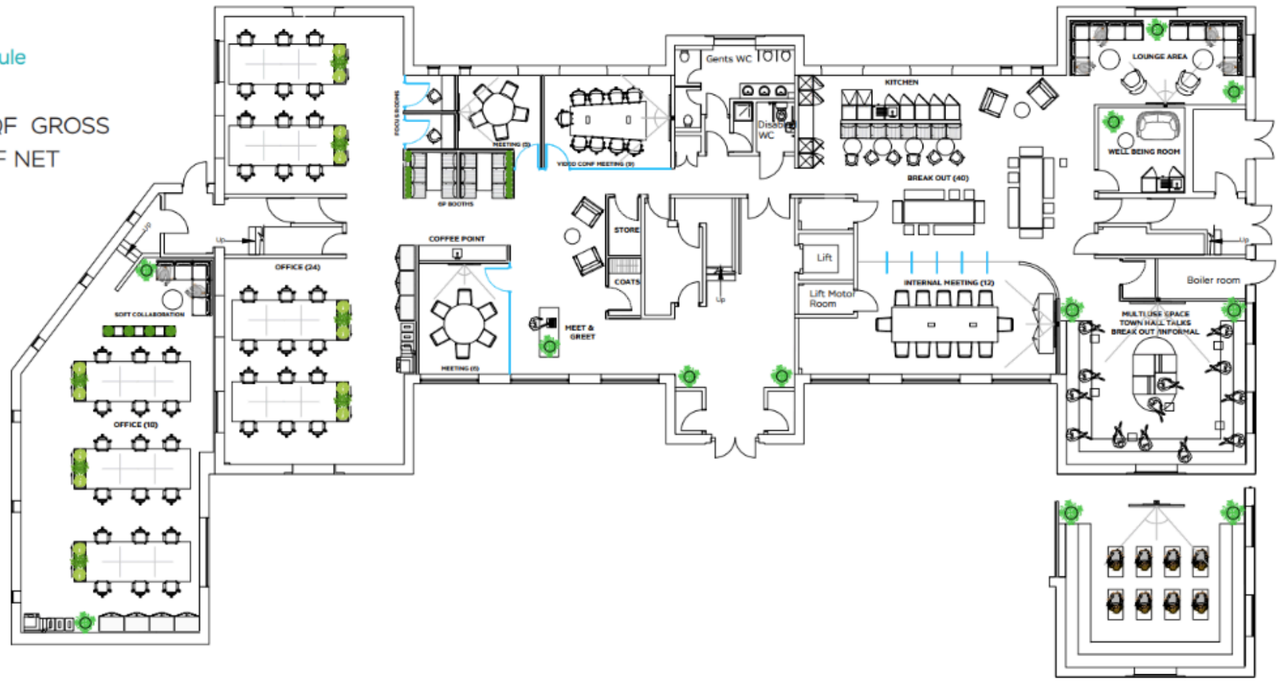
	SQFT	RENT (PCM)
Ground Floor	7,575	£9,469
First Floor	6,338	£7,923
TOTAL	12,500	£15,625

- Free ample on-site parking
- Open-plan office space
- Gym and cafe on-site
- Flexible Terms
- W.C & shower facilities
- Weekly cleaner for the communal areas
- On hand maintanence
- WIFI included

Ground Floor Plan

Accommodation Schedule
High Density

704 SQM - 7.575 SQF GROSS
581 SQM - 6.251 SQF NET
42 Desk positions



Reception Meet & Greet
1no 9 Person Video Conf Meeting Room
1no 6 Person Meeting Room
1no 5 Person Meeting Room
2no Semi Private Booths

42 Desk Positions 1400mm
2 Focus Rooms
Soft Collaboration
Coat Store
Lockers

Large Social Space
Multi Use Space Tiered Area For Town Hall Talks/Yoga
12 Person Internal Meeting Room
Well Being Room

Large Kitchen Point
With Lounge Area

TOTAL DESKS OVER BOTH FLOORS 118

First Floor Plan

Accommodation Schedule
High Density

589 SQM - 6.338 SQF GROSS
525 SQM - 5.652 SQF NET
76 Desk positions

76 Desk Positions 1400mm

4 Focus Rooms
2 Touchdown Tables
2 Soft Collaboration Areas
1 Meeting Room For 8
1 Meeting Room For 6

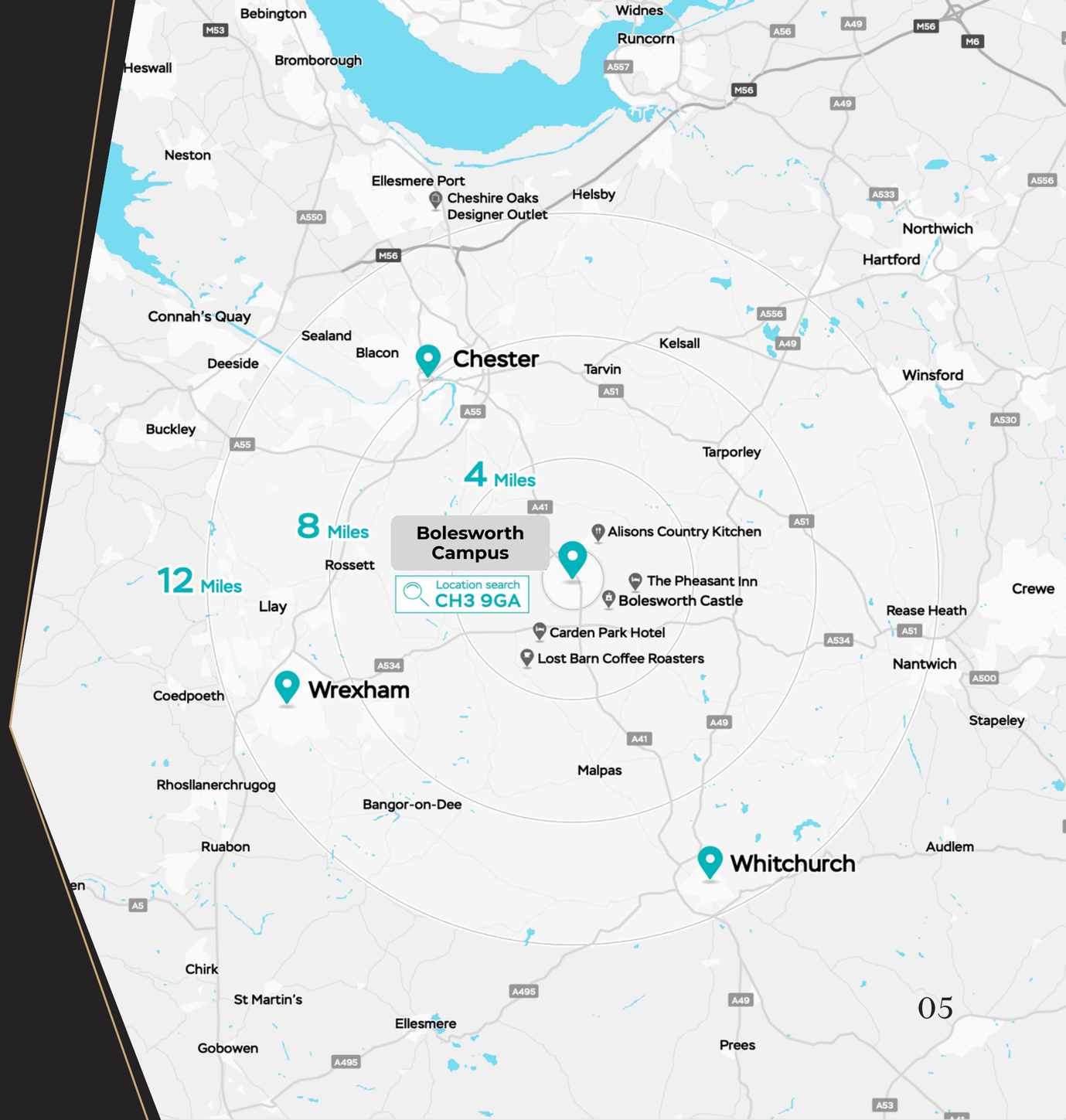
Tea Point
Comms & Store
Coat Store
Lockers

Excellent Transport Links

Stay connected to towns and cities effortessly

Bolesworth is one of Britian's most respected names in development of thriving rural business communities. For more than half a century the Estate has led the way in the provision of cutting edge, high tech office and business premises, providing the ideal setting for a wide range of companies destined for great achievement.

- **Chester (8 m)**
  15 minute drive
- **Wrexham (12 m)**
  20 minute drive
- **Shrewsbury (33 m)**
  56 minute drive
- **Whitchurch (12 m)**
  20 minute drive
- **Carden Park (4 m)**
  5 minute drive



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Our approach to Sustainabilty

At Bolesworth Estates, we are committed to improving the environmental performance of our commercial property portfolio and creating more efficient, sustainable places for our occupiers.

We have already invested in renewable and lower-carbon technologies across the Estate, including solar panels on commercial properties and the use of biomass heating systems. Building on this work, our ambition is for all commercial buildings within the portfolio to achieve an EPC rating of C or above by 2030.

We are working towards this through a programme of improvements that may include:

- Upgrading insulation, lighting and heating systems
- Increasing the use of renewable energy technologies
- Improving energy monitoring and building efficiency
- Installing EV charging facilities
- Encouraging more sustainable travel through cycle facilities and improved walking routes
- Reviewing refurbishment projects with energy performance and long-term sustainability in mind

The Local Area

Discover a variety of high-quality local food & drink, the sprawling estate has lot's of charming offerings such as The Pheasant Inn, The Lost Barn, Alisons Country Kitchen, and The Bear, each providing a unique and enriching experience in the heart of the countryside.

- **Pheasant Inn**
- **Lost Barn Coffee**
- **Alisons Country Kitchen**
- **The Bear, Tattenhall**
- **Carden Arms**

Our Pick

The Pheasant Inn

Using locally sourced produce, The Pheasant Inn provides some excellent food.

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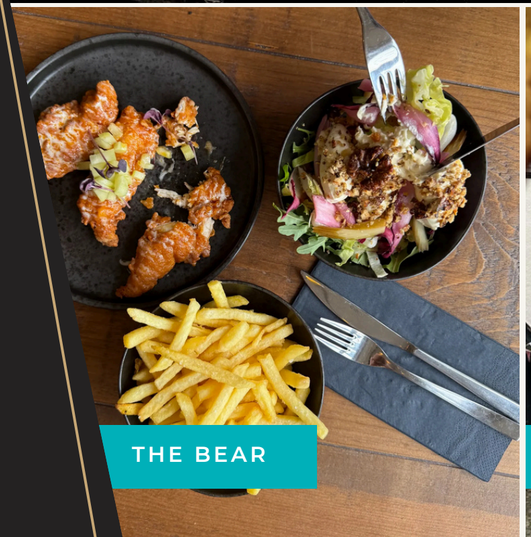
THE PHEASANT INN

LOST BARN CAFE



THE BEAR

CARDEN ARMS

ALISONS KITCHEN

BOLESWORTH

Join the Bolesworth Community

Being based at Bolesworth means becoming part of a wider business community, with more than 150 businesses located across the Estate and access to a growing range of facilities, amenities and opportunities.

From discounts at Thrive Gym and other Bolesworth community benefits, to outdoor spaces, local food and drink and a programme of events throughout the year, there are plenty of ways to connect with others and make the most of being part of the Estate.

Businesses based at Bolesworth are also invited to selected Estate events and activities, creating opportunities to build relationships, share ideas and connect with the wider Bolesworth community.

More than just a place to work, Bolesworth offers a place to connect, grow and be part of something bigger.

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Get in touch

We hope we've piqued your interest in our properties, but it's only just the beginning.
We'd love to show you more. Get in touch to book a viewing.

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