



CHOWLEY OAK BUSINESS PARK

# 2 CHOWLEY OAK

Tattenhall, Chester, Cheshire CH3 9GA

12,800 sq.ft with extensive parking



BOLESWORTH

# WE ARE BOLESWORTH



Our historic estate and its picturesque surroundings not only offer best in class commercial spaces, but we also play host to an array of thrilling, dynamic events attracting luxury brands and aspirational clientele.

## There are 150+ Businesses across the estate.

Existing tenants include;

CLAY & ROCK

RSK



Great Bear



Jacksons  
Fencing

pura.



NHS

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Turkeys

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& CHIMNEYS LTD

# CHOWLEY OAK BUSINESS PARK

 75,000 sq.ft.  
of office space

 Prestigious  
Office Space

 Superfast  
Broadband

 Good  
Transport Links

Our historic estate and its picturesque surroundings not only offer best in class commercial spaces, but we also play host to an array of thrilling, dynamic events attracting luxury brands and aspirational clientele.



Excellent Transport Links

## Chowley Oak Business Park

Stay connected to towns and cities effortlessly.

Bolesworth is one of Britain's most respected names in the 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 minutes drive
- **Whitchurch (12 m)**  
20 minutes drive
- **Wrexham (12 m)**  
20 minutes drive
- **Carden Park (4 m)**  
5 minutes drive



Postcode: **CH3 9GA**

4 minutes drive to Tattenhall village



2 Chowley Oak Business Park

## Where rural charm meets urban connectivity.

Nestled just eight miles south of Chester and a mere 10 miles from Wrexham.

2 Chowley Oak brings a new dimension to the modern working environment, with the benefit of a superb rural location, coupled with quick and easy access to the regional road network. The charming village of Tattenhall is close at hand, offering a full range of amenities.



1 GB high speed Broadband connection



12,800 sq.ft. of office space



Up to 118 desk spaces



24 designated parking spaces (plus 100 overflow spaces)



6 EV charging points



### 2 Chowley Oak Business Park

Nestled just eight miles south of Chester and a mere 10 miles from Wrexham.



Top class amenities

## Purpose Built HQ office building in the heart of Chowley Oak Business Park

We would be delighted to work with you to refurbish the available office space to a high modern standard, designed to enhance both functionality and aesthetics. The transformation could include an upgraded and branded entrance with a larger reception area, reconfiguration of restrooms and showers, incorporation of state-of-the-art technology, and sustainable materials to create a dynamic and inspiring work environment.

We will help you design a space that reflects your unique identity and business needs. This collaborative approach ensures that the final result doesn't just meet your expectations but exceeds them.



2 Chowley Oak Business Park

## Well-being – Escape the Noise, Boost Productivity.

Our rural offices offer a serene environment that fosters focus, creativity, and collaboration. Well-being isn't just a buzzword—it's a lifestyle.

### Peaceful Ambiance

Our tranquil setting enhances concentration and helps reduce stress.

### Inspiring Views

Picture-perfect landscapes surround our offices. Let the beauty of nature inspire your best work.

### Walking Meetings

Swap the boardroom for scenic pathways. Discuss ideas while surrounded by nature, invigorating both body and mind.

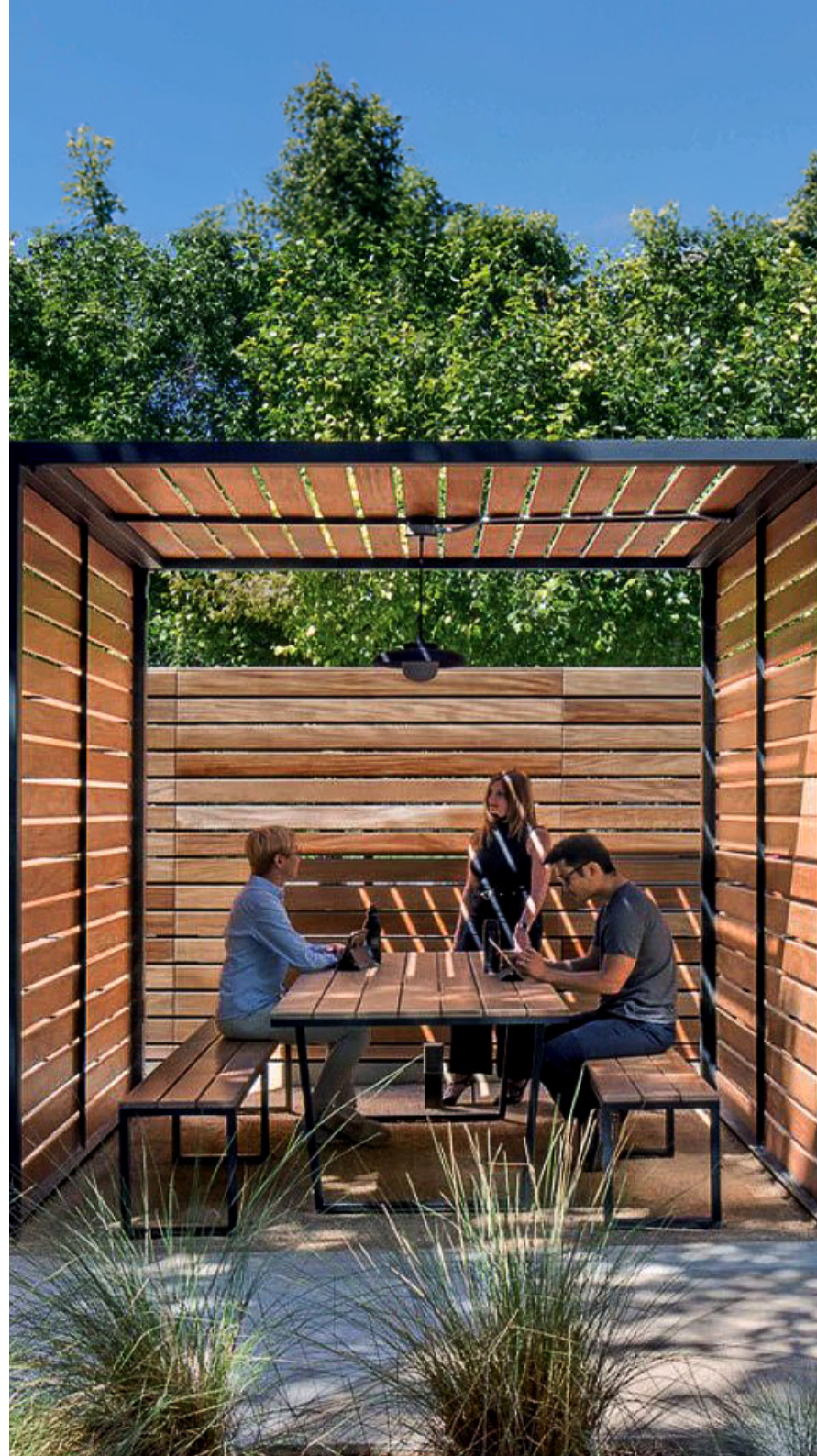
**Join us** in embracing productivity, fostering well-being, and the peacefulness of rural life.

**70%** of UK adults agreed that being close to nature improves their mood.

**62%** of people felt the benefits of spending time in the countryside.

**49%** of UK adults said that being close to nature helps them to cope with stress.

\* Mental Health Foundation Report 'Nature: How connecting with nature benefits our mental health' 2021



The Local Area

## Working in Cheshire

Discover a variety of high-quality amenities, from the luxurious escapism of Carden Park's sprawling estate to the charming offerings of Alisons Country Kitchen, The Lost Barn, and The Pheasant Inn, each providing a unique and enriching experience in the heart of the countryside. Only 5 minutes drive from Chowley Oak Business park.

### 1 Carden Park

Carden Park, a place where joy, refinement and a connection with nature coexist, Carden Park's 1000 acre estate is the ultimate expression of escapism.

### 2 Alisons Country Kitchen

Alisons Country Kitchen, a traditional coffee shop menu, to eat in or take away. Fully licensed. Farm shop full of local produce.

### 3 The Lost Barn

The Lost Barn, home to our coffee roastery, cafe and store is open 7 days, with a mission to champion all things local, seasonal and sustainable.

### 4 The Pheasant Inn

The Pheasant Inn, one of Cheshire's finest luxury hotels, restaurants and pubs. Serving award-winning food whilst overlooking unparalleled views.

### 5 Sandy Bears Nursery.

Sandy Bears Nursery & Pre-school is an Ofsted rated setting with two fabulous locations in Tattenhall and Cholmondeley.

### 6 Thrive Fitness Studio

The Thrive Studio isn't just a gym, it's a sanctuary where your bespoke exercise regimes are brought to life, designed to meet your unique needs and goals.



## 2 Chowley Oak – Indicative high density floor plan

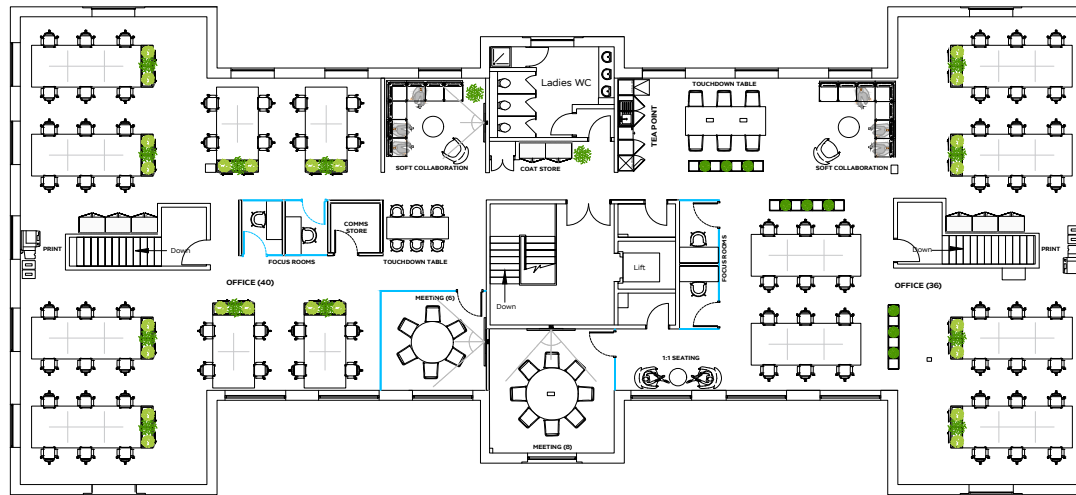
### First Floor Plan

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

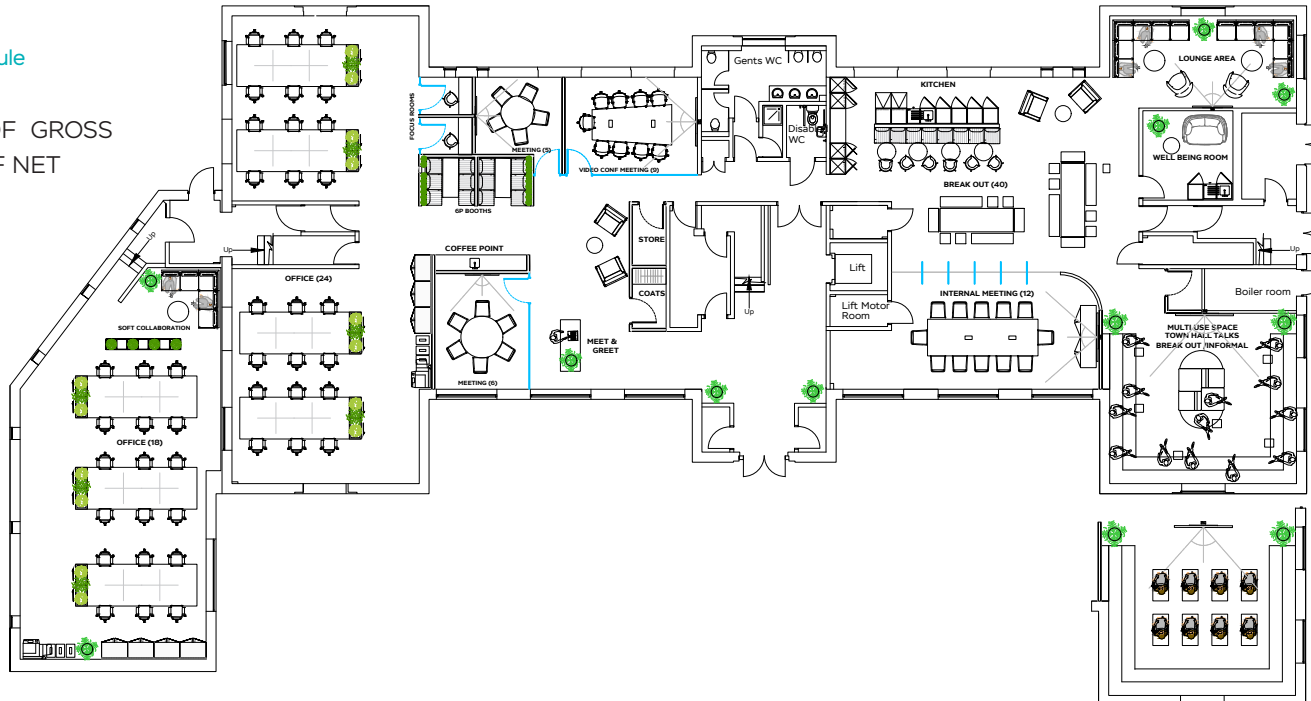
### Ground Floor Plan

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

## 2 Chowley Oak – Indicative low density floor plan

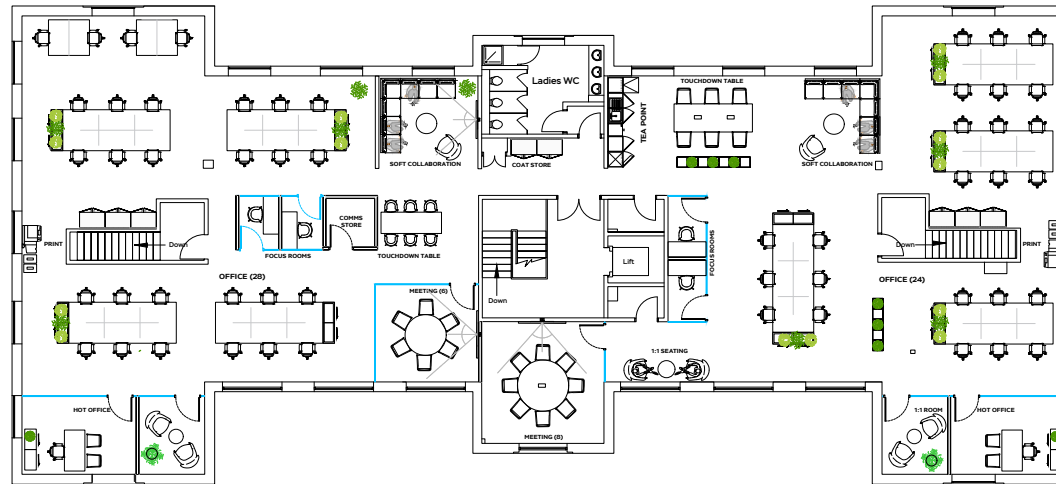
### First Floor Plan

Accommodation Schedule  
Low Density

589 SQM - 6.338 SQF GROSS

525 SQM - 5.652 SQF NET

52 Desk positions



### 52 Desk Positions 1400mm

2no Hot Offices

4 Focus Rooms

2 1:1 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

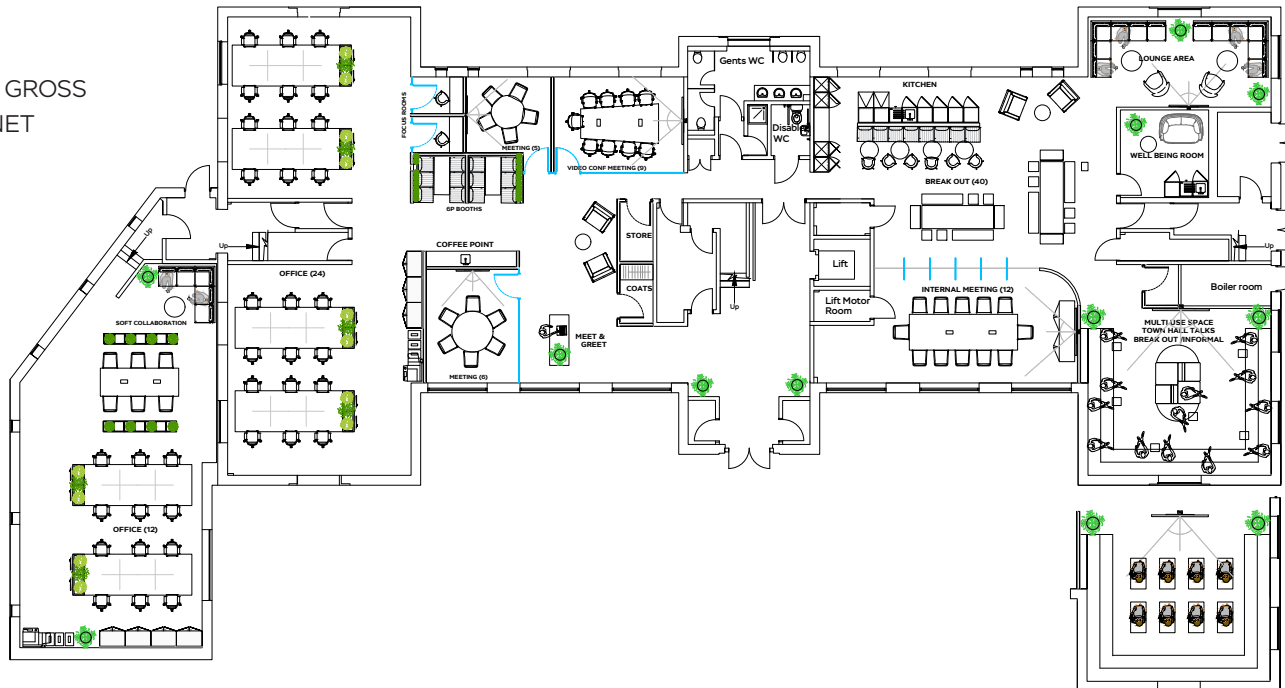
### Ground Floor Plan

Accommodation Schedule  
Low Density

704 SQM - 7.575 SQF GROSS

581 SQM - 6.251 SQF NET

36 Desk positions



### Reception Meet & Greet

With Waiting & Coat Store

1no 9 Person Video Conf Meeting Room

1no 6 Person Meeting Room

1no 5 Person Meeting Room

2no Semi Private Booths

### 36 Desk Positions 1400mm

2 Focus Rooms

Soft Collaboration

Touch Down Table

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 88

# Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

|       | NIA sqm     | NIA sqft       |
|-------|-------------|----------------|
| Total | 278 - 1,189 | 3,000 - 12,800 |

### Terms

The property is available on a new full repairing and insuring lease direct from the landlord. Length of lease to be agreed. Consideration will also be given to letting of part.

### Rent

The rent is £15.00 per sq ft per annum payable quarterly in advance. The landlord is able to look at a package of incentives.

### Rent Deposit

A rental deposit may be requested dependent upon credit check.



### Rent Review

The rent will be reviewed annually in line with RPI.

### Business Rates

The tenant is responsible for the payment of business rates. The property has a rateable value of £128,000 so rates payable will be approximately **£65,000 per annum** (c.£5,10 ppsf per annum).

### Estate Charge

An estate charge for the maintenance of the grounds is levied.

### Building Insurance

The landlord will insure the building.

### Utilities

The tenant will be responsible for the payment of all utilities.

### Energy Performance Certificate

The property is undergoing an EPC check.

### Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

### Legal Costs

Each party is responsible for their own legal costs.

### VAT

All terms will be subject to VAT at the prevailing rate.

### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found here. We recommend you obtain professional advice if you are not represented.

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Thank you

**The Bolesworth Estate offers  
extraordinary experiences  
and amazing places, providing  
unforgettable opportunities  
that inspire people to achieve  
their dreams.**

For more information contact:

**Eleanor Aldwinckle**

Head of Commercial Property Asset Management

[lettings@bolesworth.com](mailto:lettings@bolesworth.com)

**01829 782 210** option 1