BOLESWORTH

Dragon Hall

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

Dragon Hall

Dragon Hall offers the perfect blend of rural charm and commercial convenience, with convenient access to the A41 and Chester (8 miles), Wrexham (13miles) and Whitchurch (14miles). Home to a thriving mix of businesses, from fencing and specialist services to police and innovation units, the development provides a versatile environment for businesses to grow and thrive.



AVAILABLE TO LET

Dragon Hall

Owned and managed by Bolesworth Estate, Dragon Hall is a fully refurbished two-storey office building offering bright, flexible workspace in a peaceful rural setting. Two offices are currently available and can be leased individually or together, providing flexibility for businesses looking for room to grow.

The building benefits from ample on-site parking and shared WC facilities and is just a two-minute drive from Bolesworth Campus, where occupiers can enjoy access to the on-site café and gym.

	SQ FT	RENT (PCM)	RENT (PA)
1st Floor Office	481	321	3,852
2nd Floor Office	923	615	7,380
Total	**1,404**	**936**	**11,232**





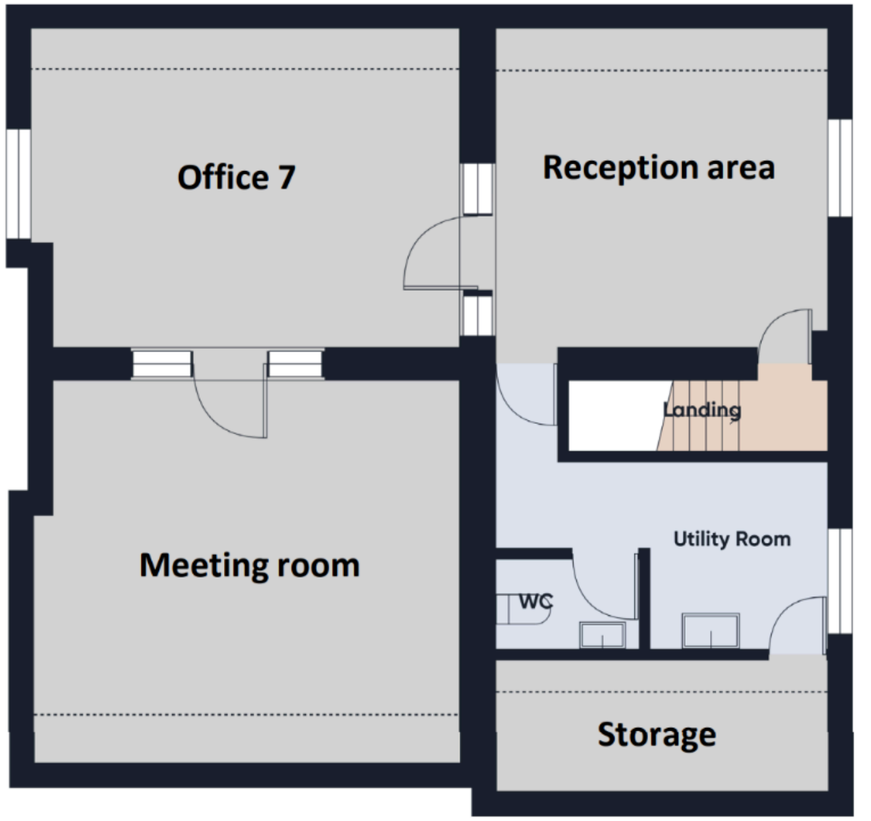


- Open plan offices
- Shared W.C & kitchen facilities
- Communal entrance & staircase
- Modern office accommodation
- Free ample on-site parking
- EPC Rating: B
- Carpeted
- Flexible Terms
- On hand maintenance
- Weekly cleaner for the communal areas
- Owned and managed by Bolesworth Estate

First Floor



Second Floor

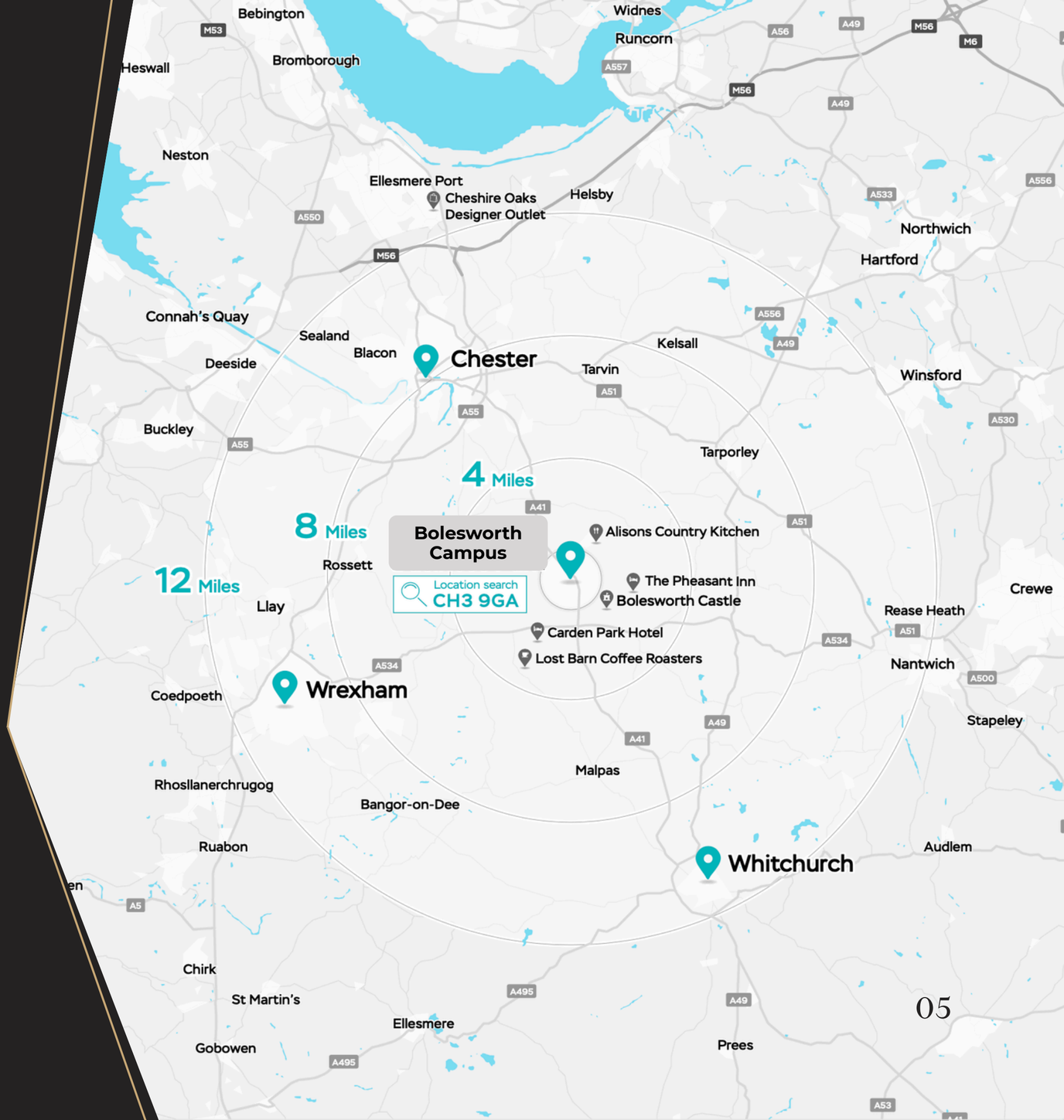


Excellent Transport Links

Stay connected to towns and cities effortlessly

Bolesworth is one of Britain'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 Sustainability

At Bolesworth Estate, 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 lots of charming offerings such as The Pheasant Inn, The Lost Barn, Alison's Country Kitchen, and The Bear, each providing a unique and enriching experience in the heart of the countryside.

- **Pheasant Inn**
- **Lost Barn Coffee**
- **Alison's Country Kitchen**
- **The Bear, Tattenhall**
- **Carden Arms**

Our Pick

The Pheasant Inn

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



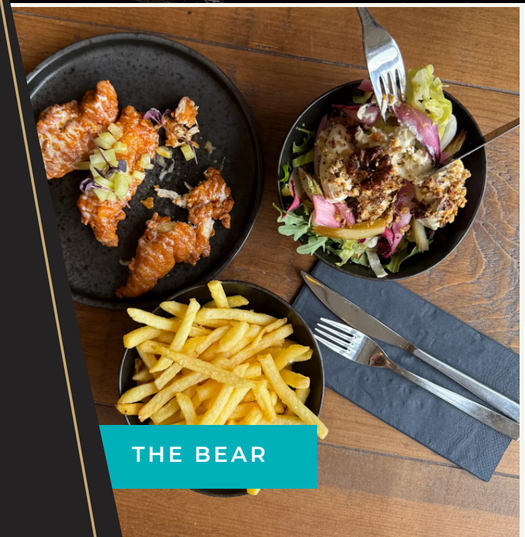
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THE PHEASANT INN



LOST BARN COFFEE



THE BEAR



CARDEN ARMS



ALISON'S 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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