



TELFORD COURT

CHESTER GATES BUSINESS PARK

JUNCTION 16 ■ M56 ■ CHESHIRE

To Let - High Quality Offices

from 330 to 6,250 sq ft
(30.66 to 580.64 sq m)

be part of the success

www.gladman.co.uk



TELFORD COURT

CHESTER GATES BUSINESS PARK

JUNCTION 16 • M56 • CHESHIRE

Welcome to Chester Gates

Telford Court is situated on Chester Gates Business Park, which is strategically located off Junction 16 of the M56 Motorway. This location is ideal for instant access to the regional motorway network as well as the A55 expressway to North Wales. Cheshire, The Wirral and the wider North West Region can all be easily serviced from this location.

Telford Court is one of Gladman's highly successful Business Quarter developments, which have been built in various locations across the UK. Telford Court follows the same formula of high quality offices, set in an attractive landscaped courtyard arrangement, offering flexible lease solutions to meet the needs of a wide range of business users.



ideal for your new business



Gladman Developments

Gladman Developments have an excellent track record in the offices sector and have created over 25 of their Business Quarters concepts across the country. The flexibility, quality and cost effectiveness offered by the Gladman product has meant that many blue chip companies and government agencies occupy Gladman offices.



Description

Telford Court consists of the popular Business Quarter units and the larger G5k and G6k office buildings. The Business Quarter units provide high quality flexible office space available to let on 12 month upwards leases with inclusive rents available. The G5k and G6k buildings are available on a more traditional leasing basis and are ideal for head office or regional office use.

The development has been extensively landscaped to provide a pleasant and attractive working environment. However, this has not impacted on car parking provision with on site car parking provided at a ratio of circa 1:250 sq ft.

All Gladman buildings are constructed to a high specification to include...

Business Quarter specification

- Suspended Ceilings
- Recessed Category II Lighting
- Perimeter Trunking
- Double Glazing

G5k and G6k specification

- Suspended Ceilings
- Recessed Category II Lighting
- Full Access Raised Floors
- Double Glazing



Site Plan



Lease Terms

Leases will be contracted out of the Landlord and Tenant Act 1954, and will be inclusive of rent, plot and estate service charges and building insurance. For Units of 1,000 sq ft or less, the cost of electricity, heating and water are also included within the rent. Business Quarter leases are available from 12 months upwards, with more traditional lease terms required on the G5k and G6k buildings.



TELFORD COURT

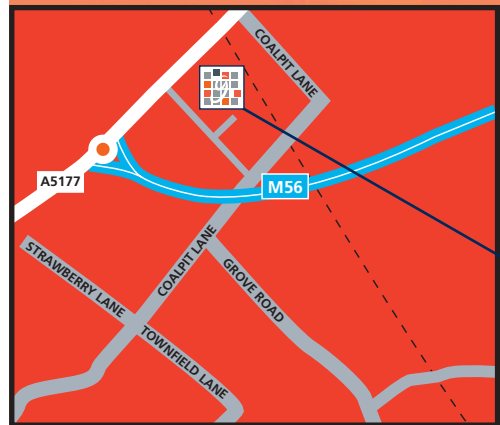
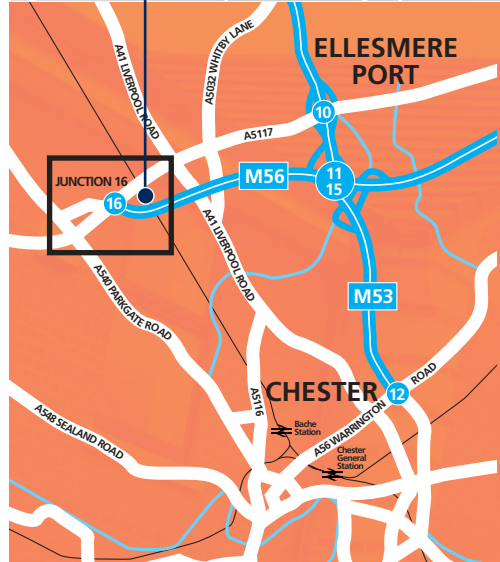
CHESTER GATES BUSINESS PARK

JUNCTION 16 ■ M56 ■ CHESHIRE

Location

Telford Court is strategically located directly off Junction 16 of the M56 Motorway, which in turn provides a direct link to the M6 and the national motorway network beyond. Chester Gates is only 4 miles from Chester City centre and 3.6 miles from Ellesmere Port town centre.

The scheme is ideally situated to serve Cheshire, The Wirral and North Wales. The McArthur Glen retail outlet at Cheshire Oaks is within a few minutes drive and provides not only a varied retail environment, but also a number of public houses and restaurants.



TELFORD COURT

Legal Costs

Each Party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

Any figures quoted are exclusive of, but will be liable to VAT.

Further Information

For further information, please contact either Gladman Developments or their retained agents. Viewings are strictly by appointment with Gladman Developments, or the joint agents Legat Owen and GVA Grimley.

Legat Owen
COMMERCIAL PROPERTY SOLICITORS
01244 408200
www.legatowen.co.uk

0161 834 7187
GVA Grimley
81 Fountain Street, Manchester M2 2EE
www.gvagrimley.co.uk

GLADMAN
01260 288850
www.gladman.co.uk

MISREPRESENTATION ACT: Gladman, GVA Grimley and Legat Owen for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Gladman, GVA Grimley and Legat Owen has any authority to make or give any representation or warranty in relation to this property. Photographs of buildings are typical examples and are similar in style and configuration but are only representative of Gladman's proposed development. Designed & produced by CW Advertising Ltd. Tel 01282 418841. January 2005.