



**BELL** developments LTD.  
COMMERCIAL AND RESIDENTIAL PROPERTY DEVELOPERS



Artist impression of Phase II, Mollington Grange.

# Mollington Grange

Parkgate Road, Chester, CH1 6NP.

A NEW DEVELOPMENT  
PROVIDING ATTRACTIVE COURTYARD OFFICES  
IN A RURAL ENVIRONMENT



Mollington Grange is situated on the A540 (Parkgate Road) directly opposite the Mollington Hotel and Spa\* and adjacent to Mollington Golf Club\*.

The Crabwall Manor Hotel\* is also situated within walking distance of the site. Both hotels offer conference facilities, swimming pools and fitness centres.

Occupiers enjoy quick access to Chester city centre (2 miles to the south east) and to Junction 16 of the M56 (1 mile to the north), whilst benefitting from a tranquil rural environment with high car parking ratios. Bus stops on Parkgate Road and a dedicated cycle route to Chester city centre make 'green' transport policies a reality for staff and visitors.

\* [www.mollingtonhotelchester.co.uk](http://www.mollingtonhotelchester.co.uk) | [www.mollingtongolfclub.co.uk](http://www.mollingtongolfclub.co.uk) | [www.crabwallmanorhotel.co.uk](http://www.crabwallmanorhotel.co.uk)

## MOLLINGTON GRANGE

The first phase at Mollington Grange was completed in 2005. A stylish and sympathetic refurbishment of former agricultural buildings created an attractive range of office and business units within a courtyard setting. Occupiers include Bell Developments Ltd, BroadSkill Ltd, Exclusive Spanish Properties, The Cosmetic Rejuvenation Clinic and Majestic Publications Ltd.

A farm shop and attractive café add to the relaxed and sophisticated business environment of Mollington Grange.





## DESCRIPTION

Phase II will provide two-storey purpose built offices ranging in size from 1,000 to 35,000 sqft.

Constructed of reclaimed Cheshire brick with slate roofs, the accommodation will be of a similar character to Phase I with buildings clustered around a landscaped courtyard.

Quality materials will be used throughout; to include solid oak doors and staircases bringing traditional appearance to the new-build. However, open-plan accommodation is provided to meet the flexibility of working space demanded by today's discerning occupiers – with lifts to first floor, full disabled access, fire alarm systems, category II LG7 compliant lighting and gas fired central heating.

Floor plans and a detailed specification are available upon request.

## CAR PARK FACILITY

Generous on-site car parking is provided. Public bus stops are also located on both sides of Parkgate Road close to the site entrance and secure cycle parking will also be provided – of particular interest to those who use the dedicated cycle routes from Chester city centre.

A travel plan for the benefit of all occupiers on site is also to be implemented.

## ACCOMMODATION

The accommodation is to range in size from 1,000 to 35,000 sqft.

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**SERVICE CHARGE** A service charge to cover the maintenance of external landscaping, exterior of the buildings and internal common parts is to be charged, subject to reconciliation at the end of each financial year. Further details upon application.

**TERMS** Each suite will be available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

**BUSINESS RATES** Each suite will be subject to assessment for rating purposes.

**FURTHER INFORMATION** For further information and to arrange a viewing, contact the agents:

Legat Owen – Stephen Wade or Will Sadler.

Mason Owen – Chris Connor or Chris Walker.



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