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CityPlace

Chester



CityPlace is the most significant, new commercial office-led development Chester City Centre has ever seen.





**CityPlace is the most significant, new
commercial office-led development
Chester City Centre has ever seen.**





As the focal point of the Central Business Quarter, City Place is the most important new address for businesses in the city.

Taking inspiration from its rich heritage and industrial foundations, City Place is located at the city's gateway, adjacent to the recently refurbished Grade II listed Railway Station and runs along the Shropshire Union Canal.

City Place sets new standards for office space in Chester with its stunning architecture, modern design & sustainability features.

Building on Chester's established connections, City Place is leading the renaissance of the city's commercial offering. Ultimately, the scheme will provide in excess of 500,000 sq ft of Grade A office accommodation, associated retail and leisure facilities, as well as 200 residential units and new public realm.

City Place is proud to offer businesses something new and modern that is firmly inspired by the city's colourful past.

A Sense of **Success**

Description >

**City Place, the most important new
address for businesses in the city.**

A Sense of **Success**

Description >

One City Place, will comprise a six storey Grade A office building with a net internal area of approximately 70,000 sq ft which will set new standards in terms of specification and quality in Chester City Centre.

Floor to ceiling glazing will allow natural light to flood the space, revealing panoramic and inspiring views of the city.

The large, column-free floorplates arranged around a central core, will offer occupiers maximum flexibility for their workplace design.



Chester >

**“Chester is a rare and truly magical
blend of the ancient and traditional
with modern cosmopolitan chic.”**

Visit Britain

Chester >

Chester is an aspirational place to live and work for many reasons. In fact, the Sunday Times recently named Chester in its Top 10 most desirable places to live in the North West. Founded by the Romans in AD79, Chester has a wealth of historical and cultural heritage but it is also a beautiful city with stunning countryside and coastlines just a few miles away.

But it's not all about the history, Chester also has a contemporary edge with a modern infrastructure, vibrant economic status and an innovative enterprise community. Thanks to its strategic location with excellent access to the major motorway networks and two international airports, all of this is within easy reach of the rest of the region.

City highlights also include:

- An outstanding shopping experience with its historic two-tier rows and traditional department stores sitting alongside modern shopping centres and outlets.
- An abundance of high quality restaurants, cafes and bars.
- Historic city walls and visitor attractions including the magnificent Cathedral, Racecourse and acclaimed Zoo.



Economy >

Bank of America



Lloyds TSB



MoneySupermarket.com

ESSAR



Bristol-Myers Squibb



VAUXHALL



M&SMONEY

Economy >

Bank of America



 **Lloyds TSB**

MoneySupermarket com

ESSAR



 **Bristol-Myers Squibb**



VAUXHALL



M&SMONEY

City Place is the perfect seal of approval for Chester's buoyant economy, the city is renowned for its established and diverse financial services sector including the Bank of America, Lloyds Banking Group and M&S Money.

The industry continues to invest in Chester with the Bank of America having committed to setting up its Global Technology Innovation Centre in Chester.

The City and Cheshire West economy is also noted for its strengths in sectors such as advanced engineering, energy, chemicals, pharmaceuticals, automotive, manufacturing, food and drink, professional services and creative industries.

In addition, the area has a strong legal and judicial sector with County and Crown Courts, a strong cluster of leading legal professional services.

Demographics ›

**“Knowledge intensive businesses
tend to cluster in city centres.”**

Centre for Cities

Demographics >

With its resident population of 77,000, Chester offers businesses access to a large, highly skilled workforce.

There are 850,000 people of working age within a 30 minute drive of the City Centre of which a third is experienced in senior management and professional occupations.

The workforce in Chester's catchment is more skilled than the average for the region. Its workforce consistently boasts a greater skill level with 49% educated to NVQ Level 3 or 4 or equivalent, compared to the regional average of 45%.

Chester ▾

Culture >

**“Marvellous Chester is one of
English history’s greatest gifts to
the contemporary visitor.”**

Lonely Planet Guide

Culture >

Chester has a rich architectural, historical and archaeological backdrop – the city features some of the best examples of Roman and medieval architecture.

The recently restored Roman Amphitheatre is used for many events and performances in the city, including Theatre in the Park and music literature festivals.

Chester Racecourse holds a hugely successful programme of race meetings as well as music events and corporate hospitality. Chester is also home to the UK's Number One Wildlife Attraction, Chester Zoo.

Chester has a significant retail offering from large department stores such as Browns of Chester to multi-national retail stores such as Marks & Spencer, Waterstones, Office and Laura Ashley. There are a variety of specialist and independent shops and The 'two tier shopping galleries' offer a unique and special retail environment providing a second level of shops above street which is home to many privately owned boutiques.



**“92% of graduates
(are) in employment
or further study
within six months of
leaving.”**

University of Chester Annual Review
(2012 - 2013)

Education >



The future is bright for those studying in and around Chester. According to a 2012 survey, 75% of students from the University of Chester secured employment within just six months - excellent news also for local businesses looking to recruit high calibre graduates within the city.

Chester provides exceptional education and training facilities, including the University of Chester, West Cheshire College and the Chester College of Law.

In neighbouring areas, further quality educational establishments are Mid Cheshire College, South Cheshire College, Warrington Collegiate, Manchester Metropolitan University Crewe Campus, Reaseheath Agricultural College, Liverpool University Leahurst Campus and Glyndwr University. Deeside College and Wirral Metropolitan College are within easy reach.

There are more than 160,000 students within the universities of Manchester, Liverpool and Chester delivering almost 62,000 graduates per year within commuting distance of Chester; it is one of the largest graduate catchments in the UK.



**“City Place is an enviable business address
that will really launch Chester’s
Central BusinessQuarter.”**

Cheshire Local Enterprise Partnership

The Future



Chester ▾

The Future ▸

Chester has many achievable aspirations as a city. In recent years, it has developed the One City Plan, a hugely exciting and ambitious opportunity to draw together a number of projects, initiatives and ideas into one overarching delivery plan and vision.

Delivery plan and vision to include:

- Transformation of the retail area, a key anchor national retailer, quality public realm, open spaces, public squares, food and leisure facilities.
- Conversion of the art deco former Odeon Cinema on Northgate Street into a new theatre and library for the city.
- Enhancements of the City Walls and Rows.
- Expansion of Chester Zoo to make it into the largest animal, conservation and leisure attraction of its type in Europe.
- The University of Chester Thornton Campus will house the new Faculty of Science & Engineering.

Connectivity >

“Road, rail and air links allow travel from Chester to virtually every UK city and many European locations with return the same day.”

investincheshire.com



Connectivity >



Chester is accessible to all parts of the UK, with 15 million people and a third of British industry within two hours drive. Planned future investment in the UK's transport network, such as the HS2 high speed rail link and the second Mersey crossing, will further strengthen Chester's connectivity.

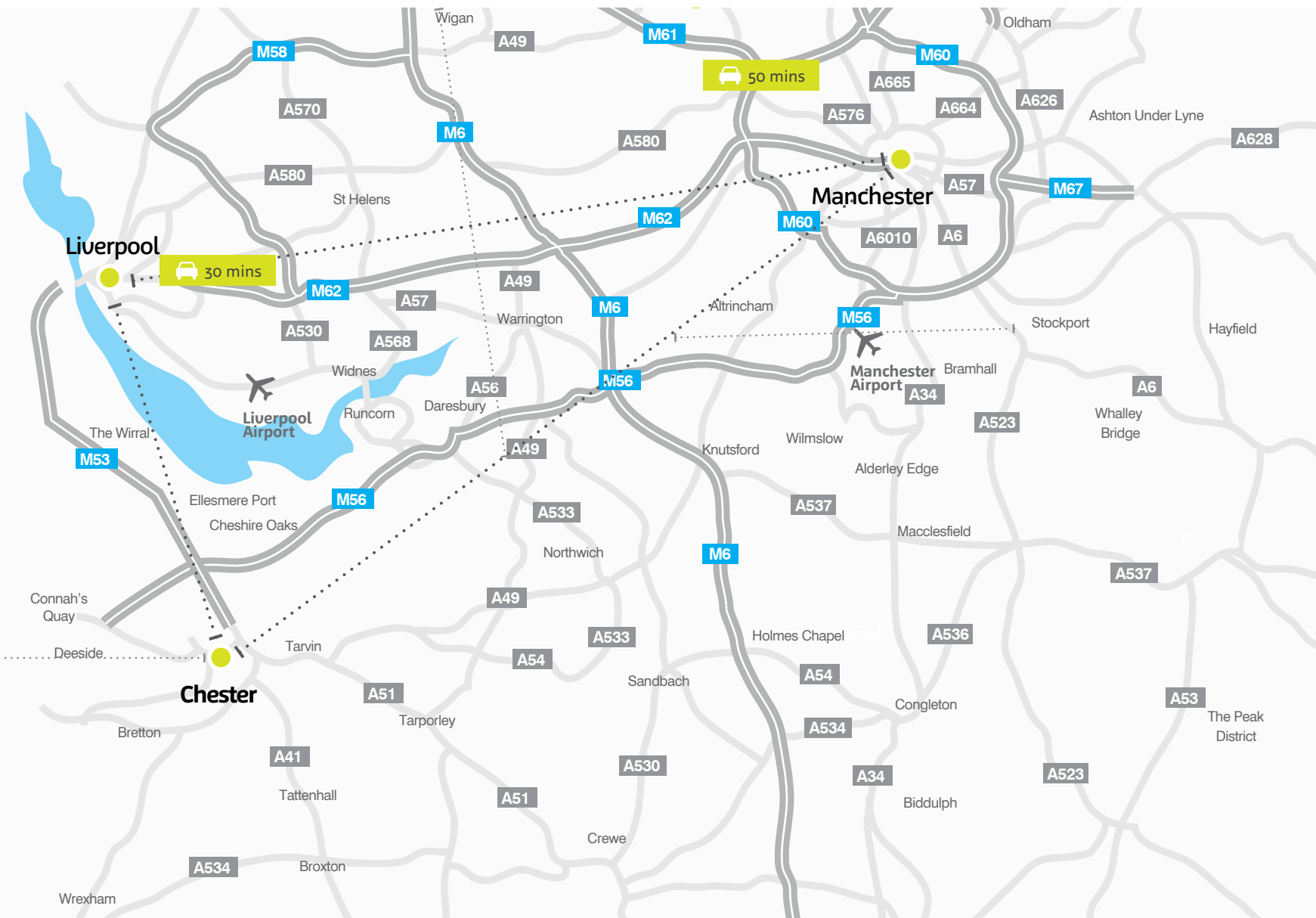
Chester's proximity to the M53 and M56 motorways provides the city with convenient access to both the regional and national motorway networks, in particular the M6 north-south corridor and the M62 east-west route. The A55 road runs along the North Wales coast to Holyhead and the A483 links the city to nearby Wrexham and Swansea to the far south.

Chester Railway Station is one of the busiest North West rail hubs in the region with hourly direct services to London and Manchester as well as offering extensive local and regional services.

The nearest airports to Chester are Manchester International and Liverpool John Lennon, which are both approximately 40 minutes by road from Chester. London's main airports can be reached by plane from Manchester in approximately 55 minutes.

From the city centre, locals and visitors can also travel by bus to Wales, the surrounding countryside and Chester Zoo.





By Car

Liverpool	30 mins
Warrington	35 mins
Manchester	50 mins
Birmingham	1hr 45 mins

Manchester Airport	35 mins
Liverpool John Lennon	30 mins



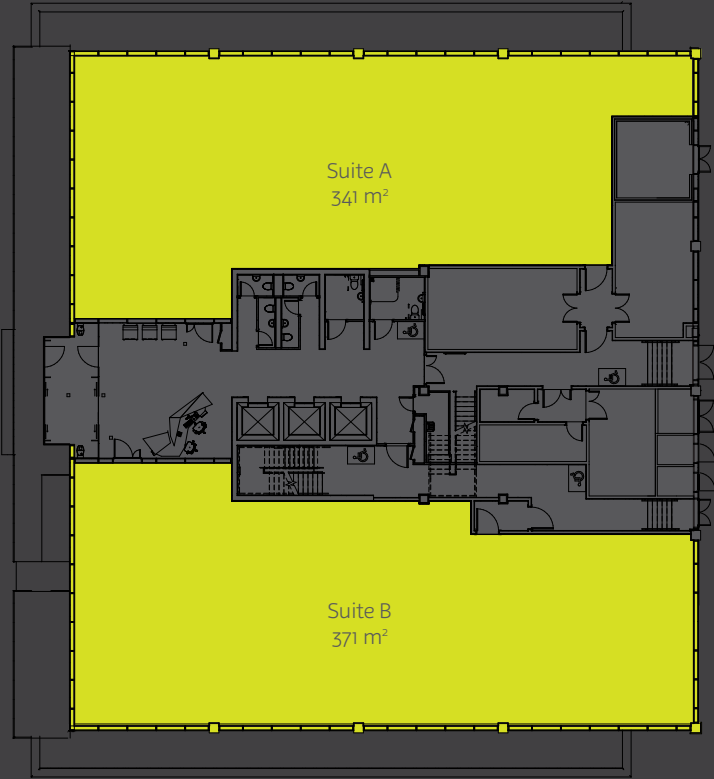
By Train

Liverpool	40 mins
Manchester	1 hr 10 mins
Birmingham	1 hr 45 mins
London	2 hrs
Cardiff	2 hrs 40 mins
Edinburgh	4hrs

Availability >

Ground Floor >

Ground Floor Plan



Schedule of floor areas

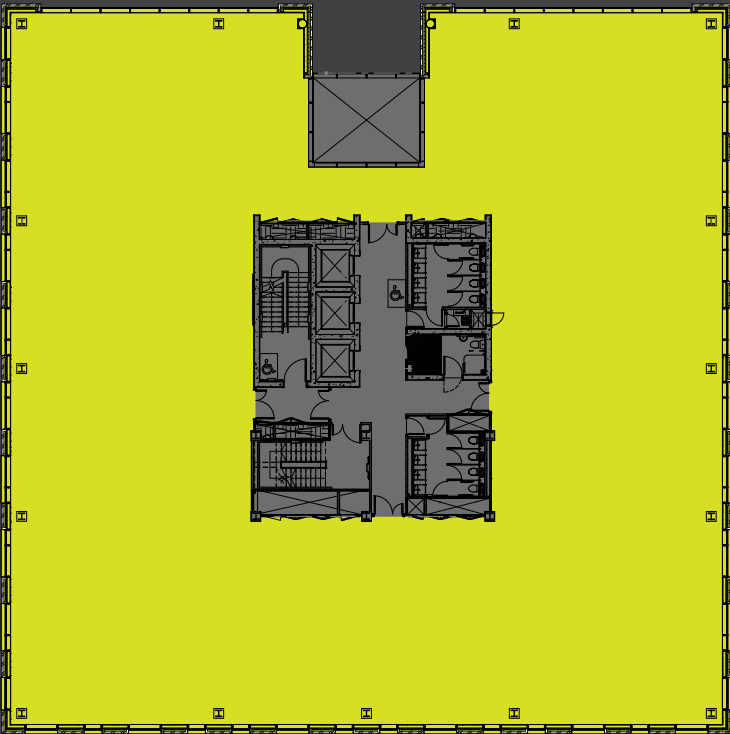
Ground Floor:		
Suite A:	3,670 sq. ft.	341 sq. m
Suite B:	3,993 sq. ft.	371 sq. m
First Floor	11,539 sq. ft.	1,072 sq. m
Second Floor	12,056 sq. ft.	1,120 sq. m
Third Floor	12,841 sq. ft.	1,193 sq. m
Fourth Floor	12,841 sq. ft.	1,193 sq. m
Fifth Floor	12,841 sq. ft.	1,193 sq. m
TOTAL	69,772 sq. ft.	6,482 sq. m

The above floor areas are net internal areas and have been taken from architects' scale drawings in accordance with the relevant RICS Code of Measuring Practice

Availability >

First Floor

First Floor Plan



Schedule of floor areas

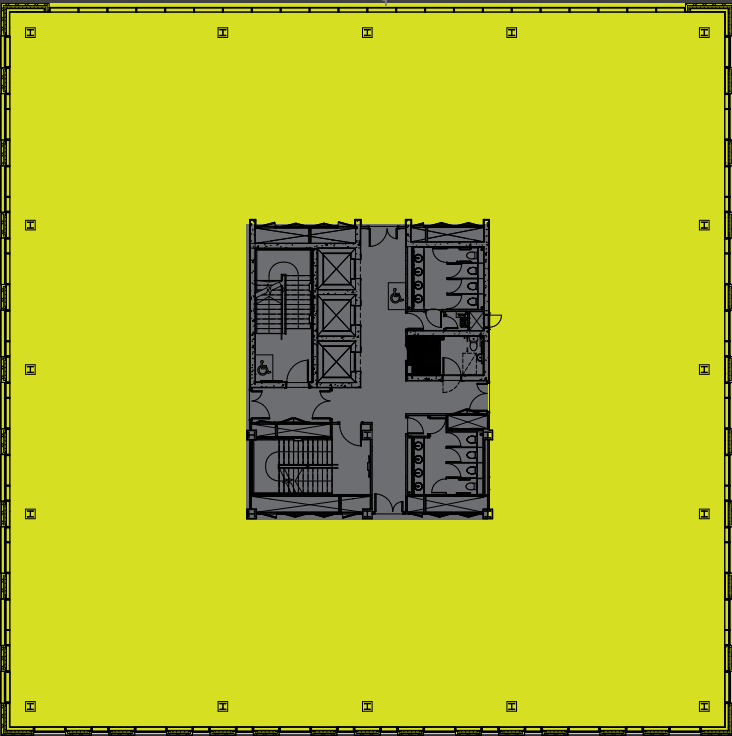
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Availability >

Typical Upper Floor >

Typical Upper Floor Plan



Schedule of floor areas

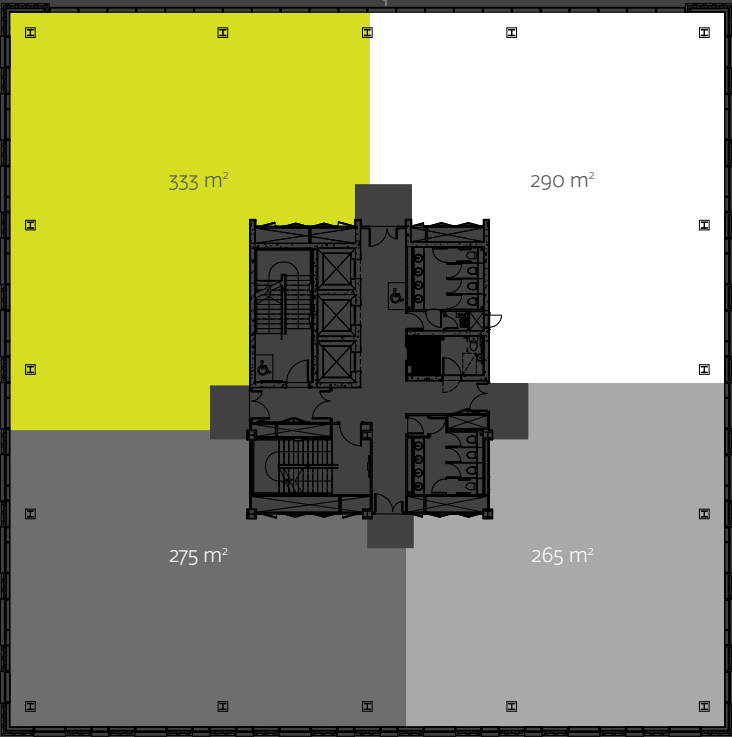
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Availability >

Typical Upper Floor >

Proposed Floor Split



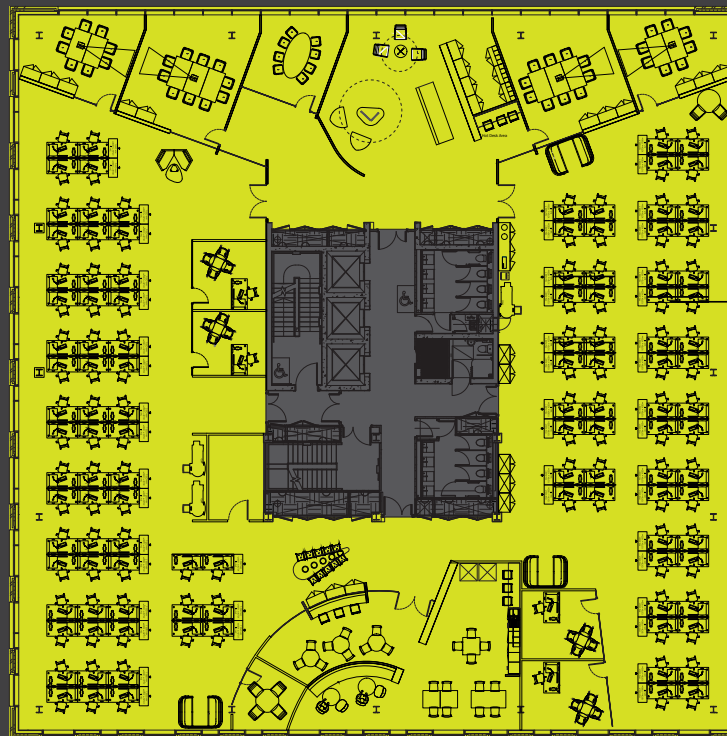
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[Availability >](#)[Typical Upper Floor >](#)

Indicative Space Plan

[Download Space Plan](#)

Schedule of floor areas

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Specification >

- Comfort cooling and heating system - energy efficient VRF system designed to accommodate an occupancy Level of 1 per 10 sq. m
- WC facilities - each floor has male/female WC and combined shower/disabled WCs
- Lift installation - 13 person passenger lifts
- Raised access floors - metal encapsulated fully accessible raised floors
- Ceilings - fully accessible suspended ceiling system on a 600mm x 600mm tile module
- Floor Loading Capacity - 2.5 KN/m²
- Finished floor to ceiling height - 2.8m
- Lighting - LG7 lighting with PIR sensors providing lighting levels of 400 lux within the office areas
- Car parking - 41 on-site car parking spaces
- Dedicated bicycle racks in the basement
- Showers to each floor

Photo of floor plate from St Paul's Square, Liverpool

Sustainability

- Chester's first BREEAM "Excellent" rated office building
- Design stage predicted EPC Rating "B"
- Enhanced building fabric U values
- Solar control glazing
- Air source VRF heat pump systems which are considered to be a renewable energy technology
- Building Energy Management system
- Low Energy T5 + LED lighting technology
- Intelligent lighting control systems
- Energy efficient lift technology
- 10% on-site renewable energy generator achieved via the VRF heat pumps

Image of floor plate at St Paul's Square, Liverpool

Developer >

Muse Development Projects



St Paul's Square, Liverpool



Stockport Exchange, Stockport



Talbot Gateway, Blackpool

Muse Developments is part of the Morgan Sindall Group plc, a leading UK construction and regeneration group with revenue of over £2 billion. Muse operates through five divisions of construction and infrastructure, fit out, affordable housing, urban regeneration and investments.

Muse's resources and expertise cover the complete development cycle for all areas of mixed-use development - commercial, residential, retail and leisure - and for the crucial areas of public realm that articulate the built environment.

Muse has raised the bar when it comes to delivering excellence in development solutions for a better future. Working together with clients, partners, occupiers and investors, the grand scale of its projects is never at the expense of the individual, as Muse blends imagination and experience to help shape a landscape that improves the way we all live and work.



Contact >

Funding Partners



Developer



Partners



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