

# One City Place

Chester

**One City Place has set new standards for office space in Chester with its stunning architecture, efficient floorplates & sustainability features.**



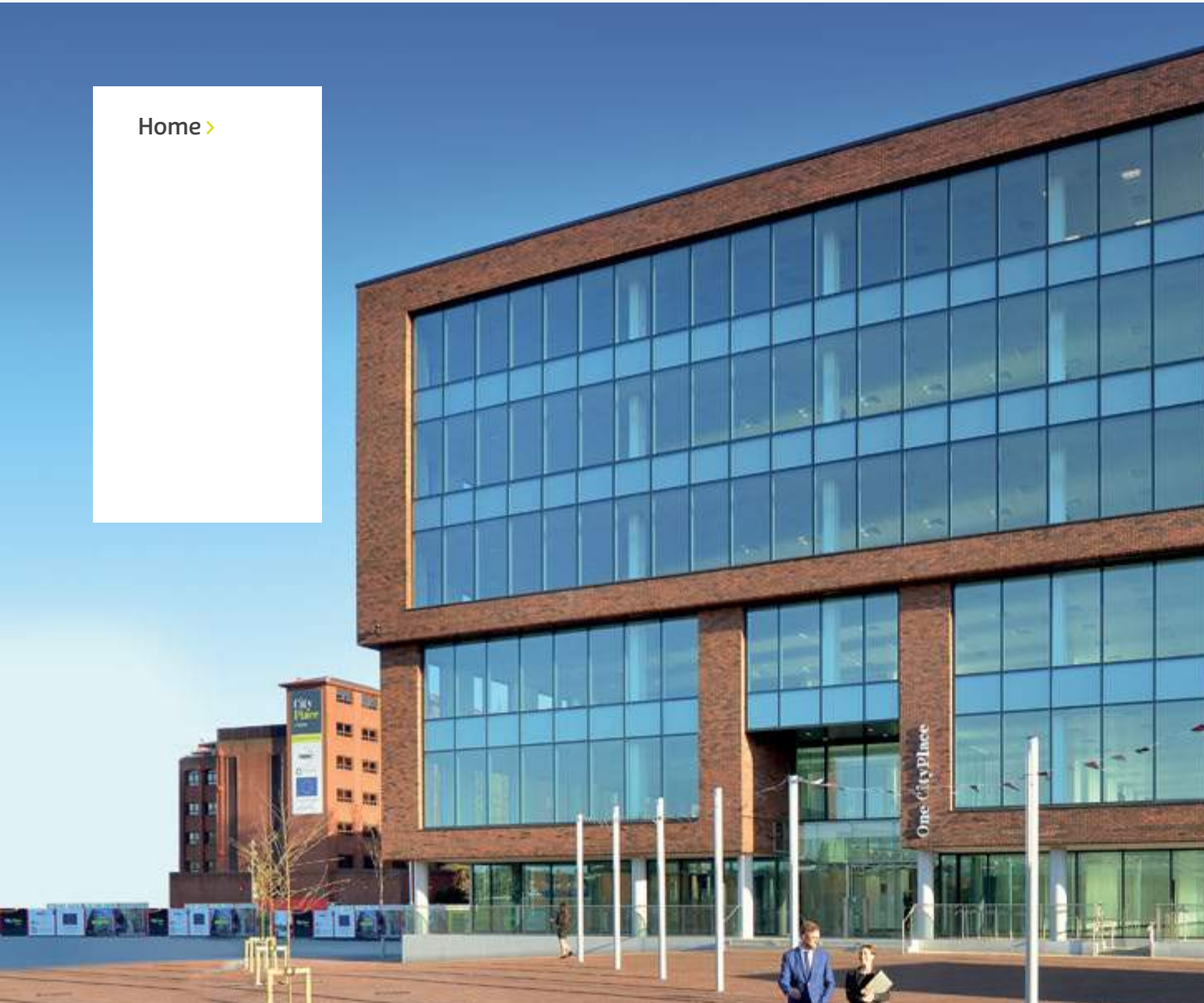
One City Place



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City Place is the most significant new commercial office-led development in Chester City Centre. 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 Chester mainline Railway Station which runs alongside the Shropshire Union Canal.

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.



Description >



Description >

**One City Place** is the first speculative phase of the development and comprises a six storey Grade A office building with a net internal area of 69,913 sq ft and is Chester's first BREEAM "Excellent" office building which has set new standards in terms of specification, sustainability and quality.

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

The large, efficient floorplates are arranged around a central core and offers occupiers maximum flexibility for their workplace design.









LLOYDS  
BANKING  
GROUP

Shropshire Union Canal

London 2hrs

Waitrose

Shot Tower Development

Future Hotel Development

Morayrail  
northern  
ARRIVA  
Virgin  
trains

Winter Garden /Carriage Shed

New Car Park

Chester Train Station

Liverpool 45mins  
Manchester 1hr 10 mins

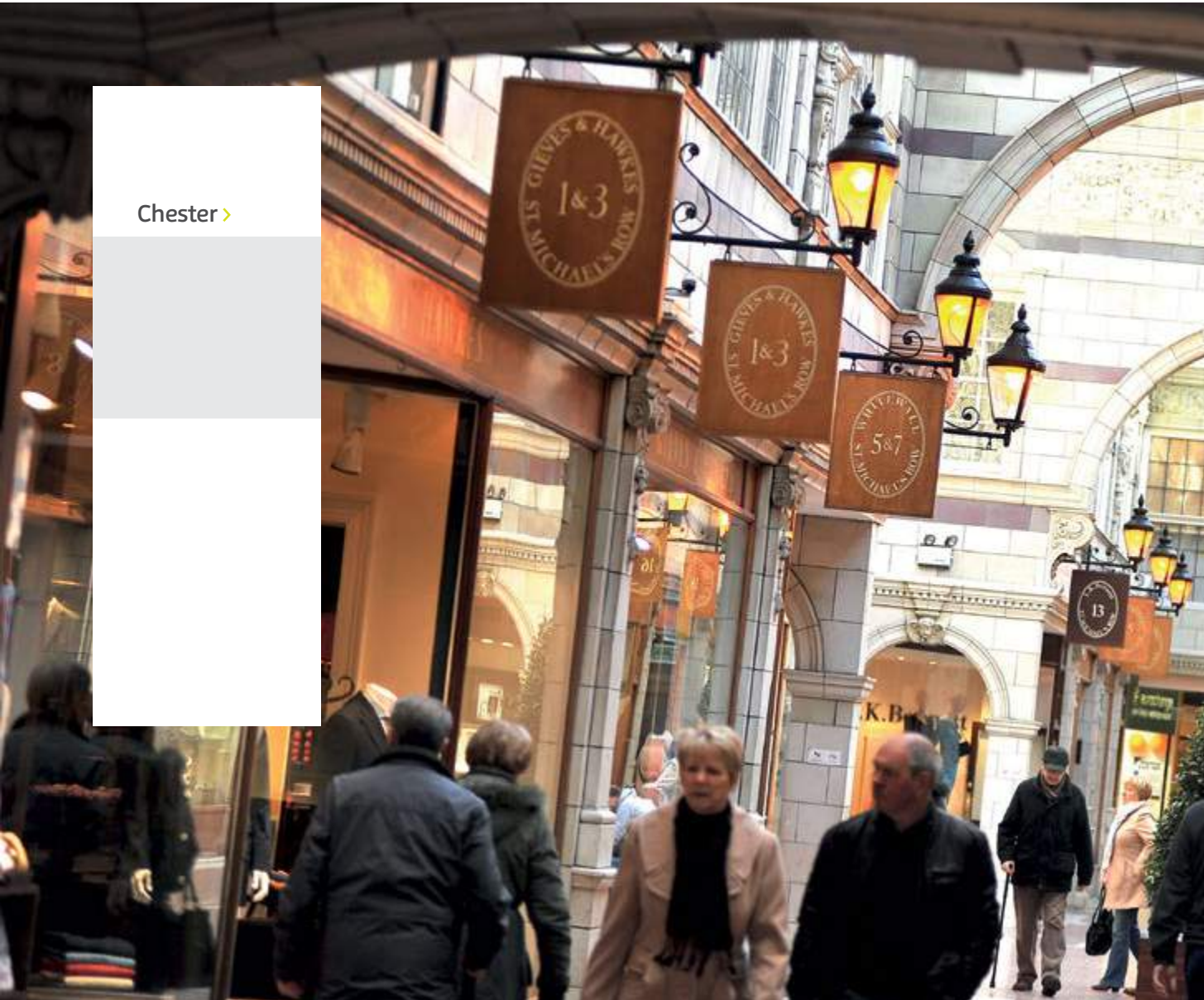


Chester >





Chester >



Chester is an aspirational place to live and work for many reasons. In fact, the UK Hot Housing Index recently named Chester as the best place to live in the UK. 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.

However it's not all about the history, Chester also has a contemporary edge with modern infrastructure, vibrant economic status and an innovative enterprise community. Chester benefits from a mainline train station with easy access to Manchester, Liverpool and London. 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



One City Place  
Chester





Chester >

Economy

Bank of America



Lloyds TSB



MoneySupermarket.com

ESSAR



Bristol-Myers Squibb



VAUXHALL



M&SMONEY

Chester >

Economy

Bank of America



Lloyds TSB



MoneySupermarket.com



ESSAR



Bristol-Myers Squibb



VAUXHALL



technology

M&SMONEY

Chester 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 and a strong cluster of leading legal professional services.



Chester >

Demographics

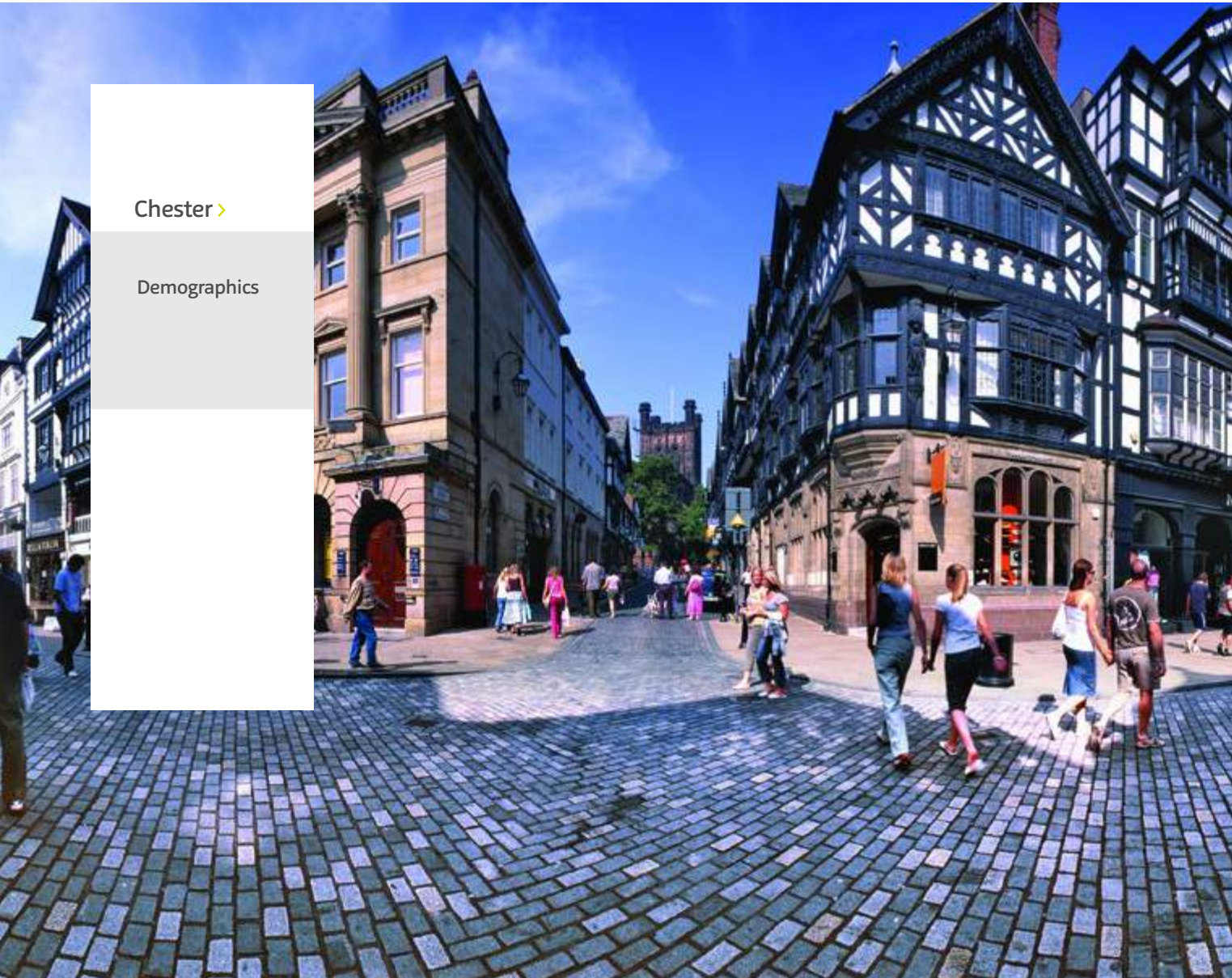
**“Knowledge intensive businesses  
tend to cluster in city centres.”**

Visit Britain



Chester >

Demographics



With its resident population of 100,000, Chester offers businesses access to a large, highly skilled workforce.

There are 1,000,000 people of working age within a 30 minute drive of the City Centre, a quarter of which 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 42% educated to NVQ Level 3 or 4 or equivalent, compared to the regional average of 37%.



Chester >

Culture

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

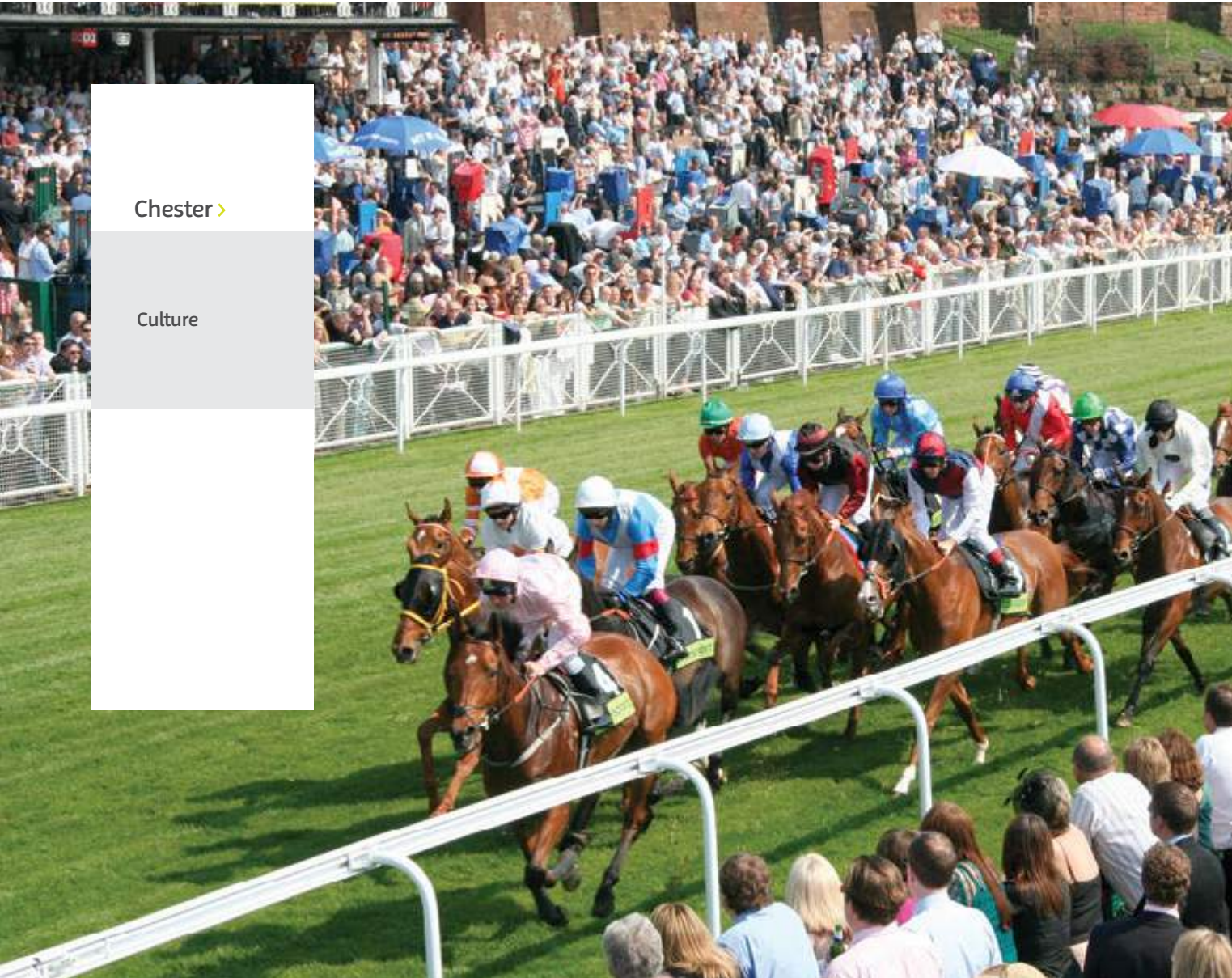
Lonely Planet Guide





Chester >

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 the street which is home to many privately owned boutiques.



Chester >

Education



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

University of Chester Annual Review  
(2012 - 2013)

Chester >

Education



The future is bright for those studying in and around Chester. The University of Chester scores top in the North West for graduate employment with 95 per cent of graduates securing employment shortly after graduation – 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 Glyndŵr 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.





Chester >

The Future

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

Cheshire and Warrington Local Enterprise Partnership



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:**

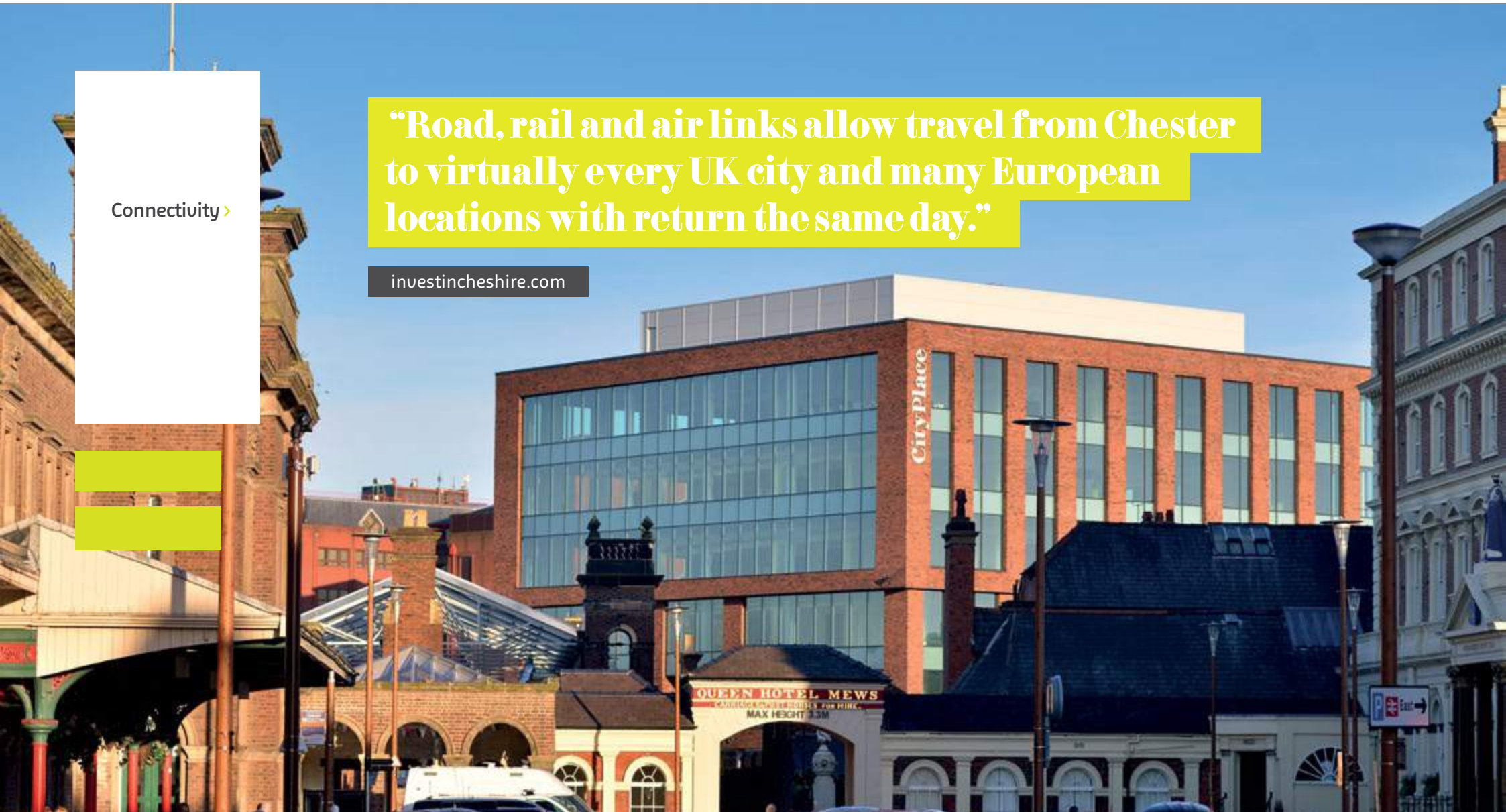
- Transformation of the retail area, a key anchor national retailer, quality public realm, open spaces, public squares, food and leisure facilities
- Conversion of the art deco former Odeon Cinema on Northgate Street into a new theatre and library for the city
- Enhancements of the City Walls and Rows
- 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](http://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. Chester Railway Station is also well connected to surrounding locations such as Northwich, Crewe and Wrexham.

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	40 mins
Warrington	35 mins
Manchester	50 mins
Birmingham	1hr 45 mins

Manchester Airport	35 mins
Liverpool John Lennon Airport	30 mins



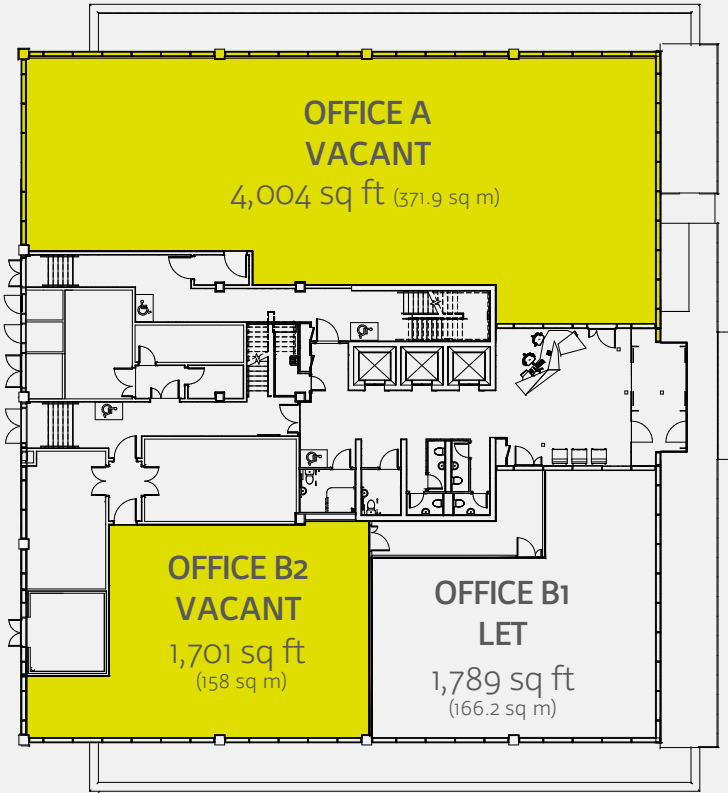
#### By Train

Liverpool	45 mins
Manchester	1 hr 05 mins
Birmingham	1 hr 45 mins
London	2 hrs
Cardiff	2 hrs 40 mins
Edinburgh	4hrs



Train station / Carriage Shed / Public Realm ▲

Ground Floor Plan



Schedule of floor areas

Ground Floor			
Office A	4,004 sq ft	371.9 sq m	Available
Office B1	-	-	Let
Office B2	1,701 sq ft	158 sq m	Available
1st Floor	11,513 sq ft	1069.5 sq m	Available
2nd Floor	12,077 sq ft	1121.9 sq m	Available
3rd Floor			
Office A	-	-	Let
Office B	-	-	Under offer
Office C	2,088 sq ft	193.9 sq m	Available
4th Floor			
Office A	-	-	Let
Office B	5,934 sq ft	551.2 sq m	Available
5th Floor			
Office A	-	-	Let
Office B	4,844 sq ft	450.0 sq m	Available
TOTAL	42,161 sq ft	3,916.4 sq m	

Availability >

First Floor Plan



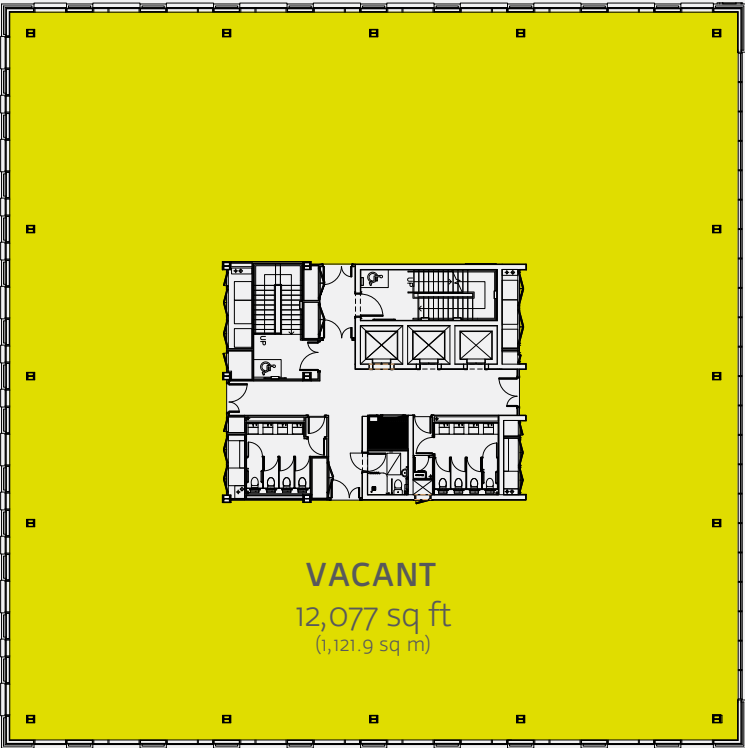
Schedule of floor areas

Ground Floor			
Office A	4,004 sq ft	371.9 sq m	Available
Office B1	-	-	Let
Office B2	1,701 sq ft	158 sq m	Available
1st Floor	11,513 sq ft	1069.5 sq m	Available
2nd Floor	12,077 sq ft	1121.9 sq m	Available
3rd Floor			
Office A	-	-	Let
Office B	-	-	Under offer
Office C	2,088 sq ft	193.9 sq m	Available
4th Floor			
Office A	-	-	Let
Office B	5,934 sq ft	551.2 sq m	Available
5th Floor			
Office A	-	-	Let
Office B	4,844 sq ft	450.0 sq m	Available
TOTAL	42,161 sq ft	3,916.4 sq m	



Availability >

Second Floor Plan

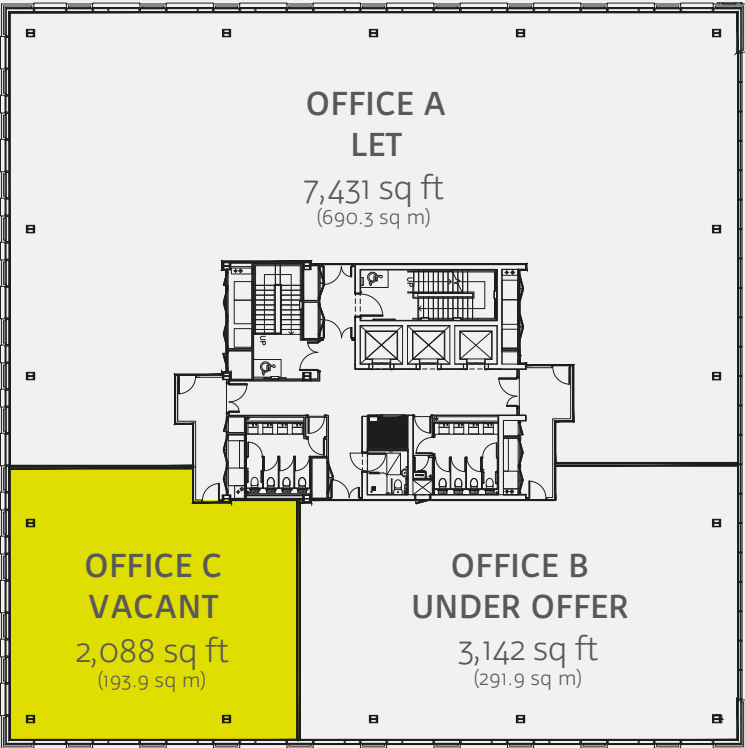


Schedule of floor areas

Ground Floor			
Office A	4,004 sq ft	371.9 sq m	Available
Office B1	-	-	Let
Office B2	1,701 sq ft	158 sq m	Available
1st Floor	11,513 sq ft	1069.5 sq m	Available
2nd Floor	12,077 sq ft	1121.9 sq m	Available
3rd Floor			
Office A	-	-	Let
Office B	-	-	Under offer
Office C	2,088 sq ft	193.9 sq m	Available
4th Floor			
Office A	-	-	Let
Office B	5,934 sq ft	551.2 sq m	Available
5th Floor			
Office A	-	-	Let
Office B	4,844 sq ft	450.0 sq m	Available
TOTAL	42,161 sq ft	3,916.4 sq m	

Availability >

Third Floor Plan



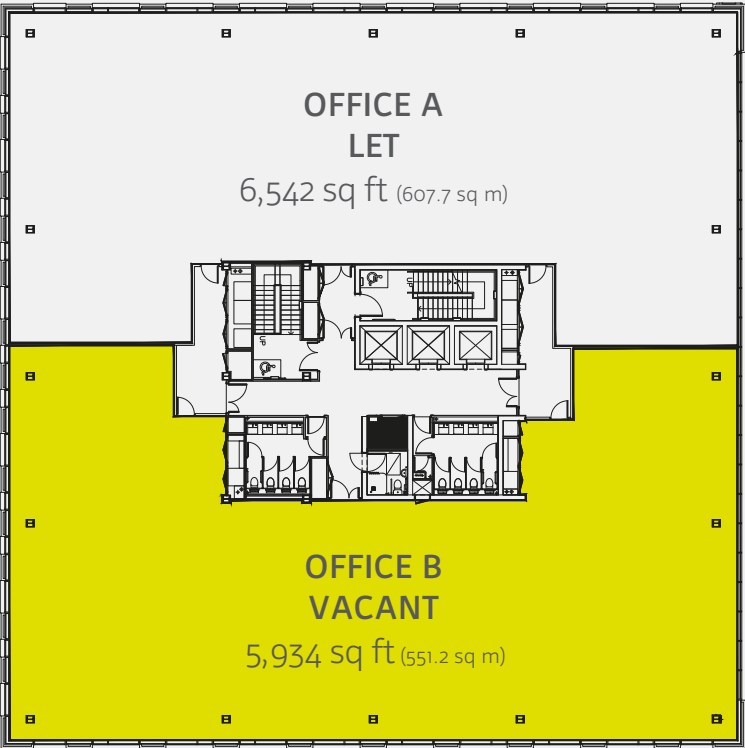
Schedule of floor areas

Ground Floor			
Office A	4,004 sq ft	371.9 sq m	Available
Office B1	-	-	Let
Office B2	1,701 sq ft	158 sq m	Available
1st Floor	11,513 sq ft	1069.5 sq m	Available
2nd Floor	12,077 sq ft	1121.9 sq m	Available
3rd Floor			
Office A	-	-	Let
Office B	-	-	Under offer
Office C	2,088 sq ft	193.9 sq m	Available
4th Floor			
Office A	-	-	Let
Office B	5,934 sq ft	551.2 sq m	Available
5th Floor			
Office A	-	-	Let
Office B	4,844 sq ft	450.0 sq m	Available
TOTAL	42,161 sq ft	3,916.4 sq m	



Availability >

Fourth Floor Plan

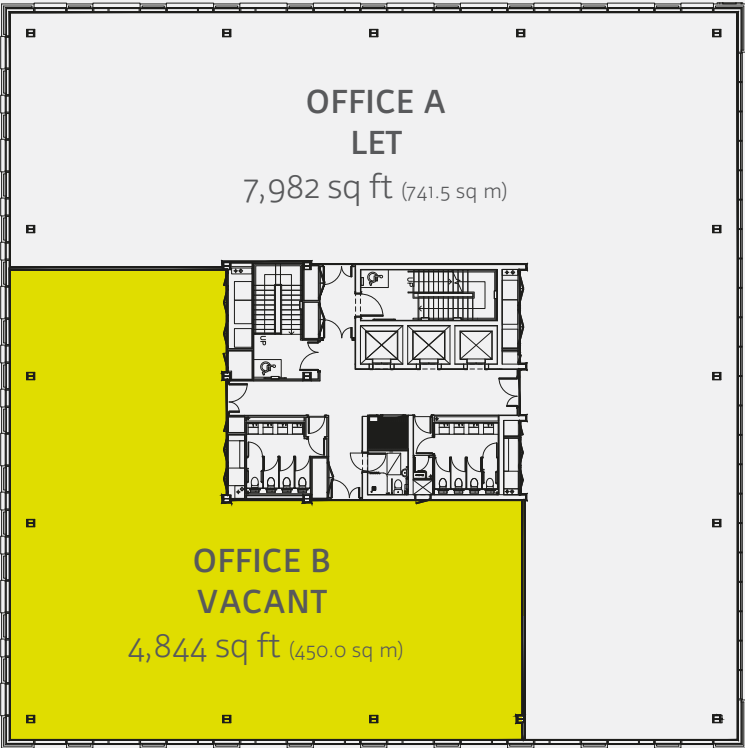


Schedule of floor areas

Ground Floor			
Office A	4,004 sq ft	371.9 sq m	Available
Office B1	-	-	Let
Office B2	1,701 sq ft	158 sq m	Available
1st Floor	11,513 sq ft	1069.5 sq m	Available
2nd Floor	12,077 sq ft	1121.9 sq m	Available
3rd Floor			
Office A	-	-	Let
Office B	-	-	Under offer
Office C	2,088 sq ft	193.9 sq m	Available
4th Floor			
Office A	-	-	Let
Office B	5,934 sq ft	551.2 sq m	Available
5th Floor			
Office A	-	-	Let
Office B	4,844 sq ft	450.0 sq m	Available
TOTAL	42,161 sq ft	3,916.4 sq m	

Availability >

Fifth Floor Plan



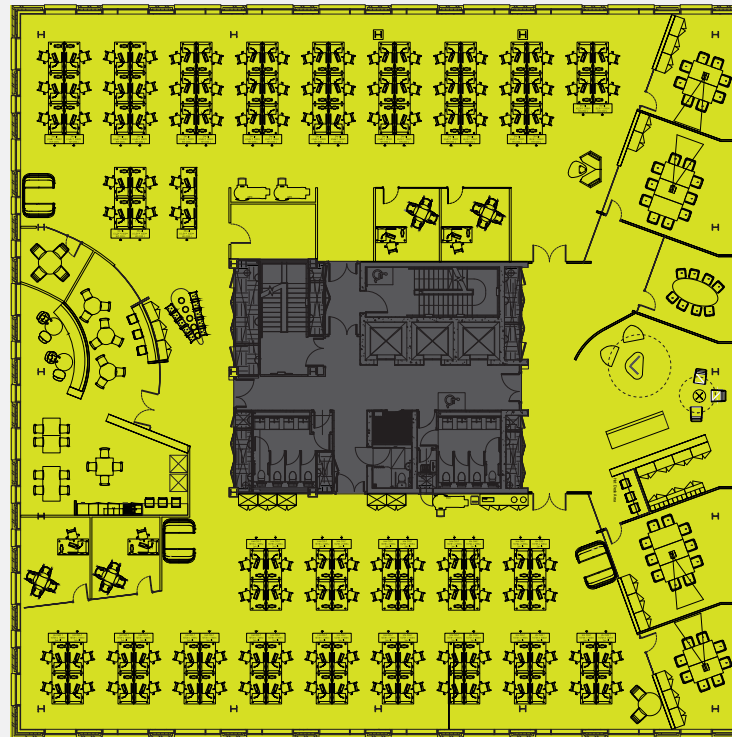
Schedule of floor areas

Ground Floor			
Office A	4,004 sq ft	371.9 sq m	Available
Office B1	-	-	Let
Office B2	1,701 sq ft	158 sq m	Available
1st Floor	11,513 sq ft	1069.5 sq m	Available
2nd Floor	12,077 sq ft	1121.9 sq m	Available
3rd Floor			
Office A	-	-	Let
Office B	-	-	Under offer
Office C	2,088 sq ft	193.9 sq m	Available
4th Floor			
Office A	-	-	Let
Office B	5,934 sq ft	551.2 sq m	Available
5th Floor			
Office A	-	-	Let
Office B	4,844 sq ft	450.0 sq m	Available
TOTAL	42,161 sq ft	3,916.4 sq m	



Availability >

### Indicative Space Plan



- 114 Desks
- 2 Breakout areas
- 4 Offices
- 6 Meeting rooms

Specification >

- Energy efficient VRF comfort cooling and heating system – designed to accommodate an occupancy level of 1 per 10 sq m
- Male, female and disabled WC facilities and combined shower/disabled WCs
- 3x 13 person passenger lifts
- Raised access floors (150mm clear void)
- Megapanel fully accessible suspended ceiling system on a 600mm x 600mm tile module
- Finished floor to ceiling height – 2.8m
- LG7 lighting with PIR sensors
- Secure on-site parking for 41 cars
- Dedicated bicycle racks



Specification >

Sustainability

- Chester's first BREEAM "Excellent" rated office building
- Design stage predicted EPC Rating "A"
- 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 VRF heat pumps

Gallery >





Gallery >



Gallery >





Gallery >



Gallery >





Developer >

#### Muse Developments 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



#### Agents



Neil Mort

Charlotte Johnson



Ian Steele

Jonathan Lowe