

RARELY AVAILABLE – CHESTER OFFICE BUILDING FREEHOLD FOR SALE / MAY LET

Character Self Contained Office Building in Idyllic Location
5,200 sq ft GIA (4,155 sq ft NIA) with 20+ Car Spaces
Perfect For Investment / Owner Occupation and/or Subdivision



2 HILLIARDS COURT
Chester Business Park, Wrexham Road
CHESTER CH4 9QP

<https://vimeo.com/1113573104>

What3Words: surreal.skims.forehand

PROPOSITION

Kenneymoore are delighted to offer this substantial property for sale with vacant possession. Hilliards Court is now situate in the very heart of the Chester Business Park which, in total extends to over 175 Acres of Grade A Offices located on the south of the City with excellent connections to the A55 and motorway networks.

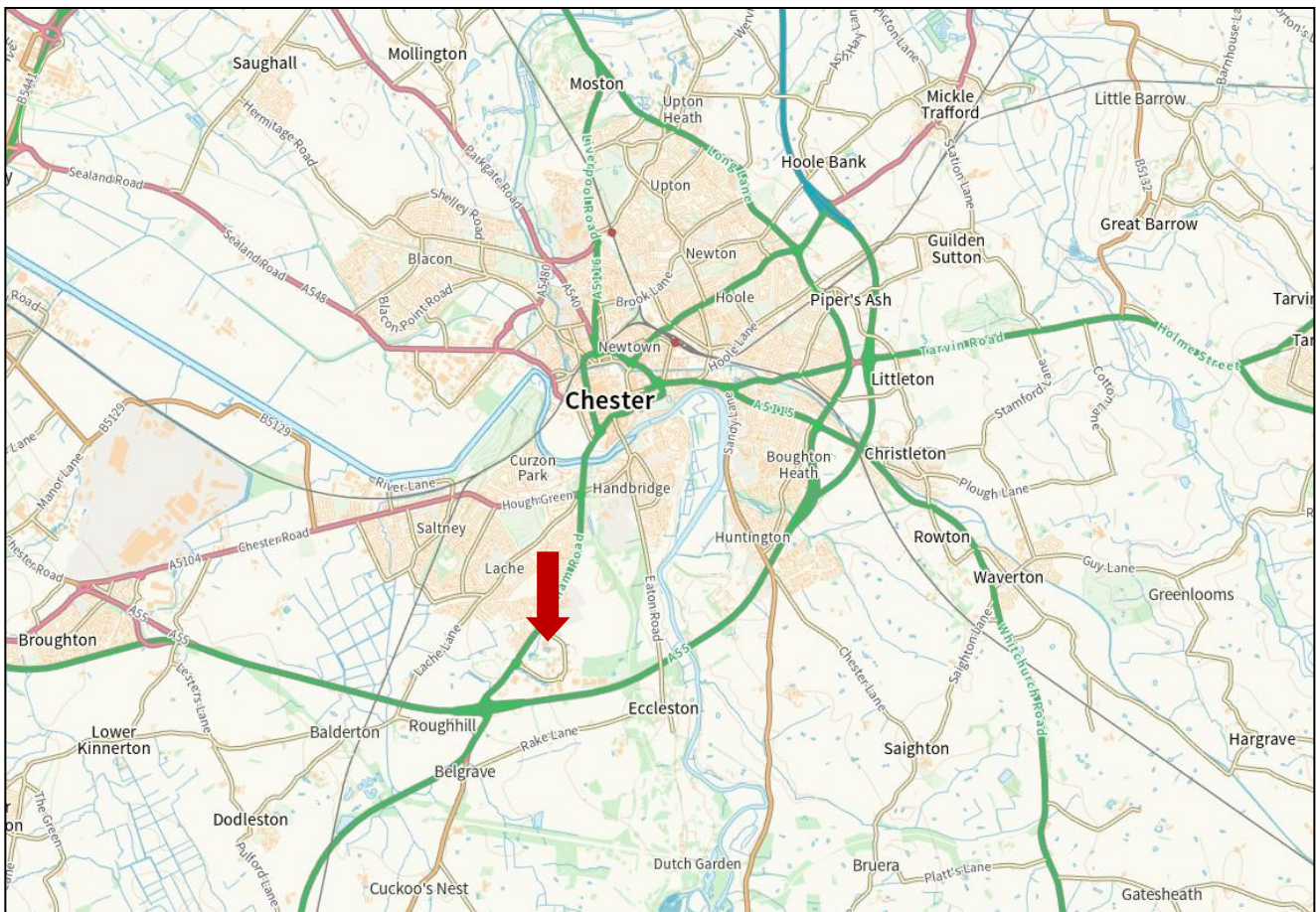
This substantial two storey former farm building forms part of a larger development of brick buildings originally built by renowned Chester Architect, John Douglas for the 1st duke of Westminster as a Model Farm, and constructed between 1887-1884. These impressive buildings still retaining much of their original features, were sensitively adapted and converted to office use about 30 years ago.

This property has, in the past been occupied by multiple businesses sharing the common part facilities, and its internal arrangement, with two separate staircases, and 7 ground floor access doors would make that a realistic and viable proposition for its new owner if required.

This rarely available building has the additional benefits of being set in extensive managed landscaped grounds and is offered with the benefit of 27 separate car spaces.

LOCATION

As can be seen from the map below, the property is located in the centre of Chester Business Park.



PROPERTY

As can be seen from the photographs, the property is a two storey, slightly 'T' shaped, building of brick construction under a tiled roof.

Its arrangement is more easily shown on the attached layout plans, and from the aerial photographs attached.

Internally the offices are fully carpeted, with plastered walls, but having extensive sections of exposed brick throughout.

The first floor makes full use of the original buildings with high level exposed beams and original features throughout.

ACCOMMODATION

The gross internal area of the property is in excess of 5,200 sq ft. The net internal areas are:

West Wing

Ground Floor:	1,187 sq ft
First Floor:	1,338 sq ft
Total :	2,525 sq ft

East Wing

Ground Floor:	768 sq ft + WC's & kitchen
First Floor:	862 sq ft + WC's & kitchen
Total :	1,630 sq ft

Net Area: 4,155 sq ft

SERVICES

The property is understood to be served by all mains services, though none of these have been tested.

RATING ASSESSMENT

The premises are assessed at RV £50,500 with effect from 1 April 2023.

PLANNING

The property is Grade II Listed.

<https://historicengland.org.uk/listing/the-list/list-entry/1138382>

OPPORTUNITY

Freehold with vacant possession on completion, or to let on a new FR&I Lease, for a term of years to be agreed, subject to 5 yearly upwards rent reviews.

TERMS

Freehold: £795,000 plus VAT.

Leasehold: £70,000 pa.

SERVICE CHARGE

The property is located in the heart of a development with common parts shared with others. These are externally managed and maintained and the current service charge budget is £4,530.65 pa.

VAT

The property is elected for VAT, which will be charged at the standard rate.

COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an energy rating of 'D'.

AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed.

The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWING

Strictly by arrangement through the Sole Agents:-

Tim Kenney

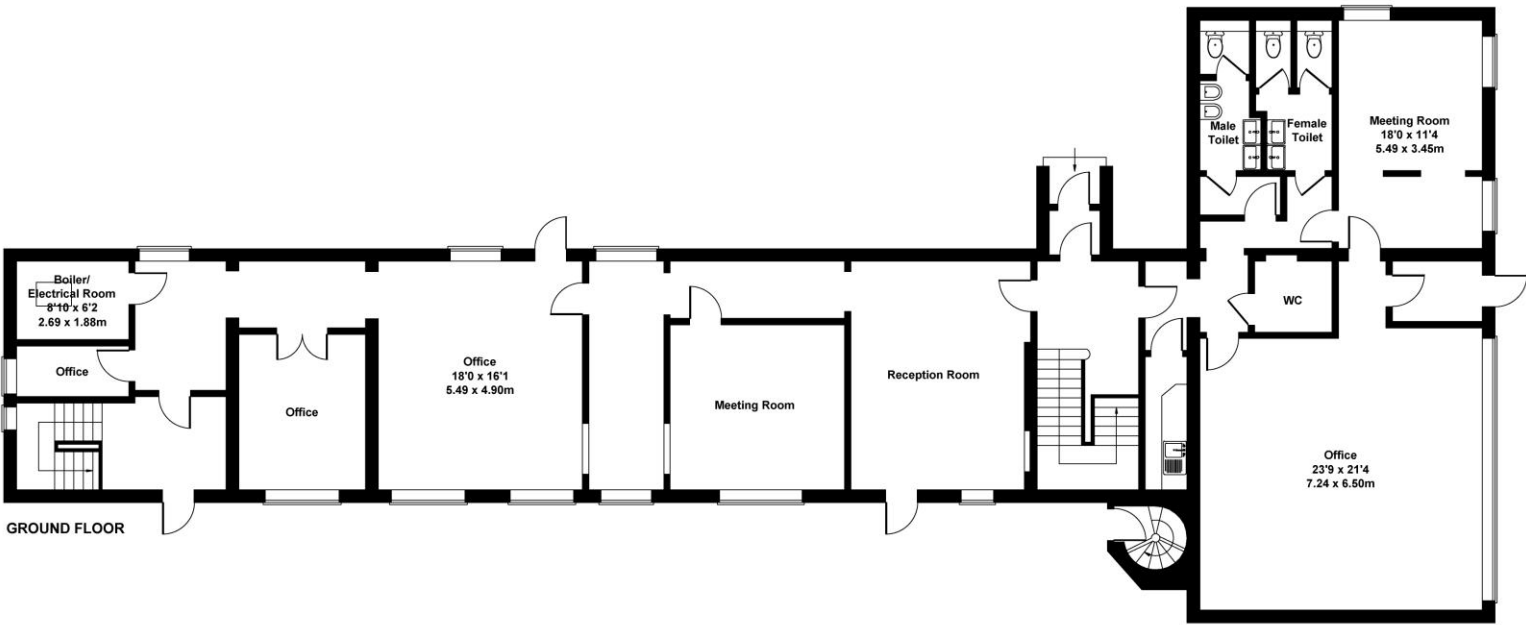
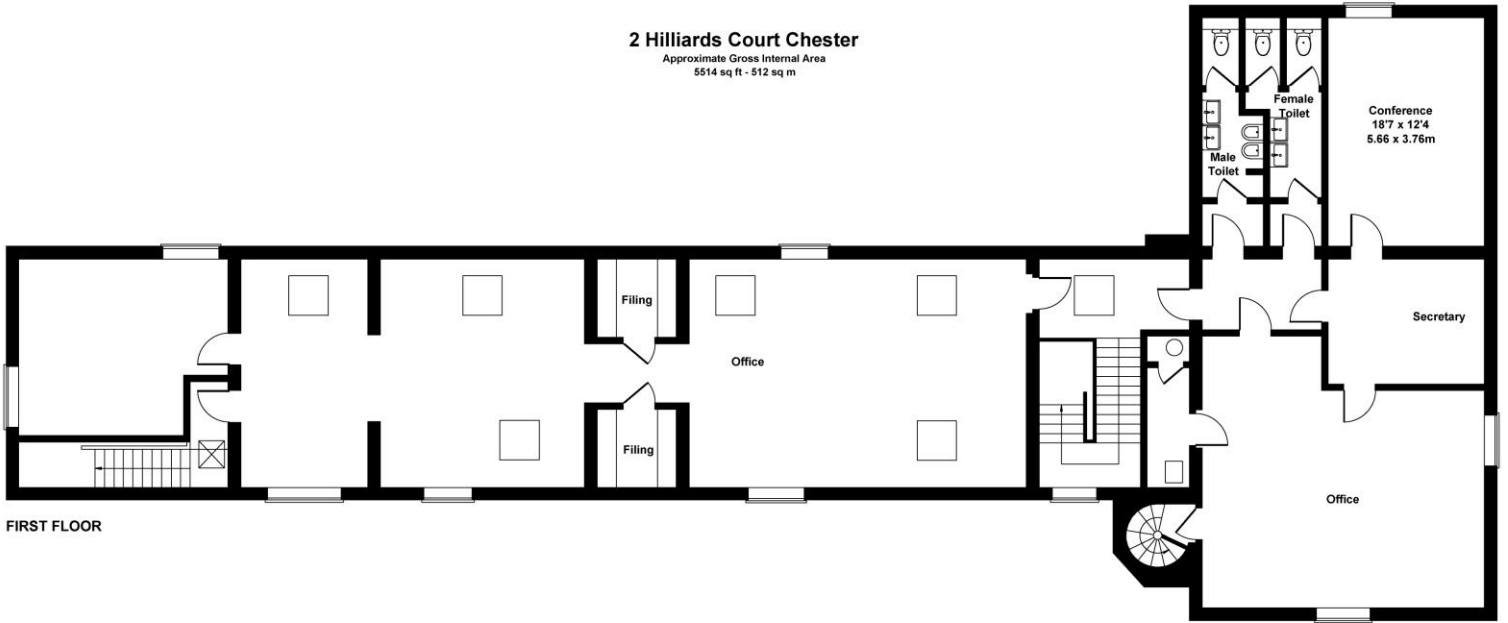
☎ 01244 345600

✉ tim@kenneymoore.co.uk

Subject to Contract

30/09/25

2 Hilliards Court Chester
 Approximate Gross Internal Area
 5514 sq ft - 512 sq m



Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.

Energy performance certificate (EPC)		
2 Hilliards Court Chester/Redgate Park Redgate Road CHESTER CH1 4JF	Energy rating D	Valid until 7 July 2035 Certificate number 1042 4028 1036 2087 4800
Property type Offices and Workshop Businesses	Total floor area 477 square metres	
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score This property's energy rating is D.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		

