

Appendix 1

Glossary

GLOSSARY

4NW – This is the regional leaders forum for the North West of England. It has responsibility for housing, planning, transport and economic development. They will be the organisation responsible for signing off the proposed single regional strategy, RS2010, which will be produced in partnership with the Northwest Regional Development Agency. The strategy will promote the sustainable economic development and regeneration of the region, and 4NW will ensure it is democratically accountable and wholly relevant to the needs of this region.

Allocated Land/Sites – Land which is defined in the development plan as being acceptable in principle for development for a particular purpose and which is not already in use for that purpose.

Annual Monitoring Report (AMR) – Part of the local development framework, the annual monitoring report assesses the implementation of the local development scheme and the extent to which policies in local development documents are being successfully implemented. The AMR is submitted to the Government Office for the North West each December and is available to download from the Council's website.

Area Partnership Board – Groups that influence and shape policies and action plans for local areas in partnership with stakeholders and communities. There are five area partnership boards in Cheshire West and Chester.

B Use Classes – Use Classes Order 1987 as amended. Classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments; B1 Business - Offices, research and development, light industry appropriate in a residential area; B2 General industrial; B3-B7 Special Industrial Groups - Special industrial uses as set out in the 'Use Classes Schedule', e.g. Oil refining; B8 Storage or distribution - This class includes open air storage.

Brownfield Land – See previously developed land.

Business Improvement District (BID) – A Business Improvement District is a precisely defined geographical area within which the businesses have voted to invest collectively in local improvements to enhance their trading environment. BIDs do not affect the level or quality of service provided by the local authority to the area. A BID is initiated, financed and led by the commercial sector, providing additional or improved services as identified and requested by local businesses, to the baseline services provided by the local authority in that area.

Cheshire and Warrington Economic Alliance (CWEA) – Sub regional partnership for economic development in Cheshire and Warrington. Working in partnership with leaders from both the public and private sectors, CWEA's remit is to develop strategies and action plans that will improve the economy of the sub region by attracting and developing businesses, creating jobs, developing the skills needed for business and ensuring a dynamic, high quality environment for businesses, residents and visitors.

City Region – The areas of economic influence surrounding major cities within which most of the people and economic assets of the region lie (e.g. Liverpool City Region).

Conservation Areas – Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas are designated by Local Planning Authorities under the Town and Country Planning Acts.

Contaminated Land – Land that is polluted by noxious or toxic substances.

Core Strategy – Sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a development plan document.

Density (of employment/buildings) – Relates to the number of jobs or floorspace per hectare on a site.

Development Brief – Document providing detailed information to guide developers on the type of development, design and layout constraints and other requirements for a particular, usually substantial, site.

Development Plan – The development plan consists of the relevant regional spatial strategy and the development plan documents contained within the local development framework.

Development Plan Documents (DPD) – Spatial planning documents that are subject to independent examination, and together with the relevant regional spatial strategy, will form the development plan. They can include a core strategy, site-specific allocations of land, area action plans and generic development control policies. The programme for preparing development plan documents is set out in the local development scheme.

Employment Land Review (ELR) – Study assessing the supply and demand for employment land within the area. Allows local authorities to assess their portfolio of employment land/sites and make recommendations for future land requirements in the LDF. Important part of the LDF evidence base.

European Regional Development Fund (ERDF) – Set up in 1975 to stimulate economic development in less prosperous regions of the European Union (EU). As EU membership has grown, ERDF has developed into a major stream to help redress regional imbalances.

Greenbelt – Area of land, largely rural in character, which is adjacent to the main urban areas and which is protected from development by permanent and severe restrictions on building. The emphasis is on restricting the sprawl of urban centres, preventing the coalescence of neighbouring towns and preserving the individual character of settlements, although greenbelts may also provide suitable locations for recreational development and act as a buffer between the most rural countryside and the pressure of growing towns.

Greenfield – Land on which no development has previously taken place unless the previous development was for agriculture or forestry purpose or, the remains of any structure or activity have blended into the landscape.

Gross Value Added (GVA) – An indicator of economic prosperity. It measures the contribution to the economy of each individual producer, industry or sector. It is based on the difference between the value of goods and services produced and the cost of raw materials and other inputs that are used in production.

High Value Added Industry is one where the value added by an organization or industry as a measure of output is above average. In principle this equates to revenue minus non-labour costs of inputs, where revenue can be price multiplied by quantity, and costs are usually described by capital (structures, equipment, land), materials, energy, and purchased services.

Index of Multiple Deprivation (IMD) – Key source of evidence of deprivation at lower super output area level across England. It measures disadvantage and consists of seven domains, income, employment, health deprivation and disability, education, skills and

training, barriers to housing and services, crime and living environment.

Issues and Options – Report produced during the early production stage of the preparation of development plan documents and which may be issued for consultation.

Knowledge Based Industry – There is no formal definition for knowledge based industry, but it recognises the importance of high technology industry sectors in driving economic growth. Generally they are sectors with high skill levels or high research and development investment. However it has a complex and multi-dimensional structure. Industry sectors commonly included under the definition include, for example, advanced manufacturing/engineering, creative industries, information and communications technology and biotechnology.

Landfill – The deposit of waste onto and into land in such a way that pollution or harm to the environment is prevented and, through restoration, to provide land which may be used for another purpose.

Local Development Document (LDD) -The collective term for development plan documents, supplementary planning documents and the Statement of Community Involvement.

Local Development Framework (LDF) – A portfolio of local development documents which include the local development scheme, development plan documents, supplementary planning documents, the Statement of Community Involvement and the Annual Monitoring Report. Together with the Regional Spatial Strategy, these documents provide the planning framework for the local authority area.

Local Government Reorganisation – The Secretary of State announced in December 2007 that all of the existing local authorities in Cheshire would be abolished in April 2009 and two new unitary councils established, one covering the east of the county and one the west. The new Cheshire West and Chester Council comprises the former local authority areas of Chester, Vale Royal and Ellesmere Port and Neston.

Local Plan – A plan setting the statutory planning framework produced under the old planning regulations. The existing Local Plans for the former local authority areas of Chester, Ellesmere Port and Neston and Vale Royal include policies saved by direction of the Secretary of State, which therefore remain valid in the new planning system until replaced by policies in the Cheshire West and Chester LDF and RSS.

Local Planning Authority – The body responsible for carrying out the statutory planning functions.

Lower Super Output Area (LSOA) – Based on population characteristics rather than administrative boundaries and form the smallest basic units for understanding local information. Middle Super Output Areas are made up of several Lower Super Output Areas.

Market Segment – A group of people or organizations sharing one or more characteristics that cause them to have similar product and/or service needs. A true market segment meets all of the following criteria: it is distinct from other segments (different segments have different needs), it is homogeneous within the segment (exhibits common needs); it responds similarly to a market stimulus, and it can be reached by a market intervention.

Mersey Dee Alliance – Partnership between the local authorities of Cheshire West and Chester, Flintshire, Wrexham, Denbighshire, Wirral, the Welsh Assembly Government and Merseytravel. The partners have agreed to work together on common strategic interests to ensure a sustainable future for the area.

Middle Super Output Area (MSOA) – Based on population characteristics rather than administrative boundaries and form the mid-level basic units for understanding local information. Middle Super Output Areas are made up of several Lower Super Output Areas.

North West of England Plan Regional Spatial Strategy to 2021 (RSS) – A document prepared by the North West Regional Assembly on behalf of the Secretary of State which sets a spatial development framework for the region. It was adopted in September 2008 and forms part of the development plan.

Northwest Regional Development Agency (NWDA) – responsible for stimulating economic growth and regeneration in England's North West. The five key priority areas of work are: business, skills and education, people and jobs, infrastructure and quality of life.

Planning Policy Statement (PPS) – Previously known as Planning Policy Guidance Notes (PPGs), these give the government's planning policy guidance on various topics that can constitute a material consideration in determining planning applications.

Preferred Options Document – Produced as part of the preparation of development plan documents, and is issued for formal public participation.

Previously Developed Land (PDL) – Land which is or has been occupied by a permanent (non-agricultural) structure and associated infrastructure, including the area of land attached to a structure as well as the structure itself (e.g. residential property and garden). It excludes land and buildings used for agricultural purposes, forest and woodland and urban open space such as parks, allotments and recreation grounds. Also known as brownfield land.

RDPE – The Rural Development Programme for England is jointly funded by the EU, through the European Agricultural Fund for Rural Development, and the Government. £3.3 billion of the total budget will be allocated to agri-environment and other land management schemes. This funding will help farmers to manage the land more sustainably and deliver important outcomes on biodiversity, landscape and access, water quality and climate change. Some £600 million will be made available to make agriculture and forestry more competitive and sustainable and to enhance opportunity in rural areas, e.g. property/business diversification and development.

Regional Economic Strategy (RES) – This is the blueprint for economic development in England's North West. It sets out a clear vision for the region's economy and identifies specific priority actions to meet the economic challenges and opportunities of the next ten years and close the economic gap with the rest of England.

Regional Spatial Strategy (RSS) – A broad development strategy for a region over a 15 to 20 year period, which forms part of the development plan for the area. As a result of the Planning and Compulsory Purchase Act 2004 Regional Planning Guidance (RPG) has been renamed as Regional Spatial Strategy and forms part of the development plan.

Regionally Significant Employment Development – A regionally significant employment development is of major importance for the implementation of the Regional Spatial Strategy or a relevant regional policy because of its scale or nature or the location of that development. It would have repercussions far beyond the boundaries of Cheshire West & Chester.

Sector – broad classification for business activities. When based on production there are three broad sectors, primary, secondary and tertiary. There are also public and private ownership sectors. When considering the type of product produced these may also be either industrial or service sector.

Specialist Uses – Refers to those specific industry sectors that are, in part, confined to particular areas either through geographic or planning restrictions. They include port-related sectors; oil, chemicals and related industries specifically. But could also include industries such as the automotive sector, environmental technologies, bad neighbour uses and heavy industry.

Standard Industrial Classification (SIC) – classifies businesses by type of economic activity. This allows for statistical analysis and comparison.

Strategic Housing Land Availability Assessment (SHLAA) – Required by PPS3, this is an assessment of the housing land supply and potential within a local authority area with the intention of demonstrating that sufficient housing supply exists/likely to exist over different time bands.

Sub-Regional Spatial Strategy (SRSS) – relates to the North East Wales / West Cheshire Sub-Regional Spatial Strategy (2006-2021). This is a non-statutory strategy that was developed in partnership between local authorities in the sub-region working on common strategic interests. As a major economic area crossing national and sub-regional boundaries partners recognised that alignment of policy initiatives and joining up delivery across a functional economic area is key to meeting the needs of the area's economy and inhabitants.

Supplementary Planning Document (SPD) – Guidance notes produced by the local authority, which give advice on particular aspects of policies in development plan documents. They can provide a guide for developers. They do not form part of the development plan and are not subject to independent examination.

Sustainable Development – One of the core principles underpinning planning. It can be described as development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Windfalls – Development which comes forward on sites outside of those allocated on the proposals map of the Development Plan is known as 'windfalls'.

Appendix 2

Consultees

Consultees

4NW
Bank of America
Barlows
Bell Developments
Bell Meadows
Beresford Adams
Bolesworth Estate
Bolton Birch
BP Castrol
Brunner Mond
Buckingham
Canning O' Neil
CBRE
Cheshire West and Chester Council
Chemicals North West
Chester Zoo
Cholmondeley Estate
Clive Watkins
Colliers
CWEA
DBH Ellesmere Port
Denton Clark
Dixon Webb
DTZ
EA Technology
Edwards & Co
Edward Symmonds
Eric Wright Group
Evans Easyspace
Fawley Watson
Fifield Glyn
First Investments
Fisher German
Frank Marshalls
Frogmore Northern
GVA Grimley
Hurstwood
Industrious
Ineos Chlor
King Sturge
Knight Frank
Lambert Smith Hampton
Lamont
Legat Owen
Maple Grove
Marshall CDP
Mason and Partners

Cont....

Mason Owen
Matthews and Goodman
Meller Braggins
Mersey Dee Alliance
Morgan Williams
Northern Trust
NPL Estates
NWDA
Opus Land
Peel Holdings
Rural Enterprise Gateway
Rural Planning Facilitation Service
Shell UK Oil Products
Smiths Gore
Space North West UK
Spencer Commercial
St Modwen
Stretton Estates
Urenco
Vauxhall Motors
Weaver Valley Initiative
Whittle Jones
Wild Commercial

Appendix 3

Marketed Premises Schedule

ELLESMERE PORT

ELLESMERE PORT

NORTHWICH

NORTHWICH

CHESTER

CHESTER

RURAL

WINSFORD

WINSFORD

ANALYSIS AREAS

Chester – Industrial			
Address	Tenure	Quality	Size, sqm
Unit 4, Matrix Court, Chester West Employment Park	Either	Good	9290
Former Boots Distribution, Sealand Road, Chester West Employment Park	Leasehold	Moderate	4697
2, Winsford Way, Sealand Industrial Estate	Leasehold	Moderate	3925
Minerva Avenue, Chester West Business Park, Sealand Road	Either	Moderate	3470
Knutsford Way, Sealand Industrial Estate	Leasehold	Moderate	2783
Unit 2, Matrix Court, Chester West Employment Park	Either	Good	929
Unit 9, Winsford Way, Sealand Industrial Estate	Leasehold	Moderate	475
Block A, The Quad, Chester West Employment Park, Sovereign Way	Leasehold	Moderate	429
Unit 4, Jupiter Drive, Chester West Employment Park	Leasehold	Good	380
2nd Floor, The Printworks, Sealand Road	Leasehold	Good	372
Unit D2, Phase 2, Chester Trade Park, Bumpers Lane, Sealand Industrial Estate	Leasehold	Good	261
Unit D1, Phase 2, Chester Trade Park, Bumpers Lane, Sealand Industrial Estate	Leasehold	Good	261
Unit 9, The Quad, Chester West Employment Park	Freehold	Moderate	261
Unit 21, Chaser Court, Greyhound Retail Park, Sealand Road	Leasehold	Moderate	204
Unit 11, Chaser Court, Greyhound Retail Park, Sealand Road	Leasehold	Moderate	179
Unit 305, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	177
Crane Wharf, New Crane Street	Leasehold	Moderate	160
Unit 9, 12b, Sealand Trade Park	Leasehold	Moderate	112
Unit 66, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	110
Unit 64, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	93
Unit 47, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	93
Unit 45, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	93

Chester – Industrial			
Address	Tenure	Quality	Size, sqm
Unit 32, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	93

Chester – Offices			
Address	Tenure	Quality	Size, sqm
International House, Kingsfield Court, Chester Business Park	Leasehold	Good	2402
Winstler House, Chester Business Park	Leasehold	Good	1136
2nd/3rd Floors, Longus House	Leasehold	Moderate	933
Montell House, Kingsfield Court, Chester Business Park	Leasehold	Good	881
First Floor, The Exchange	Leasehold	Good	802
Second Floor, The Exchange	Leasehold	Good	782
Third Floor, The Exchange	Leasehold	Good	706
Upper Northgate Street/Canal Street	Leasehold	Budget	596
2a/b Newgate, The Pavilions, Chester Business Park	Leasehold	Moderate	528
Unit 3, Hilliards Court, Chester Business Park	Either	Good	455
80/82, Watergate Street	Leasehold	Budget	393
Meyer House, 42 City Road	Freehold	Moderate	391
Ground Floor Office, Poplar House, Park West, Sealand Road	Leasehold	Moderate	357
First Floor Office, Poplar House, Park West, Sealand Road	Leasehold	Moderate	357
2nd Floor Office, Poplar House, Park West, Sealand Road	Leasehold	Moderate	357
St Martins Lodge, Nicholas Street	Leasehold	Moderate	328
Suite 2, Centurion House, Northgate Street	Leasehold	Moderate	327
Concert House, Canal Street	Leasehold	Moderate	320
Suite C, First Floor, The Quadrant, Chester West Employment Park	Leasehold	Moderate	318
Unit 3, Minerva Avenue, Chester West Employment Park	Either	Good	316
Unit 4, Minerva Avenue, Chester West Employment Park	Either	Good	316
Frances House, Sandpiper Court, Chester Business Park	Leasehold	Moderate	301
Mere House, Dee Hills Park	Leasehold	Moderate	290
1st Floor Offices, Royal House, Upper Northgate Street	Leasehold	Moderate	288

Chester – Offices			
Address	Tenure	Quality	Size, sqm
2nd Floor Offices, Royal House, Upper Northgate Street	Leasehold	Moderate	288
Unit 3B, Northgate Pavilions, Chester Business Park	Leasehold	Good	280
5, Upper Northgate Street	Leasehold	Budget	275
Bell Tower House, Bell Tower Walk	Leasehold	Moderate	271
Part First Floor, Pepper House, Pepper Street	Leasehold	Moderate	269
Suite 1, Centurion House, Northgate Street	Leasehold	Moderate	266
Suite 2, 2nd Floor Windsor House, Pepper Street	Leasehold	Moderate	252
Third Floor, 10 St John Street	Leasehold	Good	235
Second Floor, 10 St John Street	Leasehold	Good	230
2nd Floor, Gateway House, Northgate Street	Leasehold	Moderate	228
3rd Floor, Gateway House, Northgate Street	Leasehold	Moderate	221
26, Watergate Row North	Leasehold	Moderate	217
Trinity House, 26 Watergate Row North	Leasehold	Moderate	216
Raymond House, Raymond Street	Leasehold	Good	207
3, Dee Hills Park	Either	Good	193
Hamilton House, Hamilton Place	Leasehold	Moderate	190
8A, Bridge Street Row	Leasehold	Moderate	188
Unit 6, Office Village, Herons Way, Chester Business Park	Leasehold	Good	188
Oakbase House, Trafford Street	Leasehold	Moderate	187
7, Stanley Place	Leasehold	Moderate	186
Unit 9b, Building C, Telford Court, Chester Gates Business Park	Leasehold	Good	186
Unit 16, Building G, Telford Court, Chester Gates Business Park	Leasehold	Good	184
8, Nicholas Street	Leasehold	Moderate	179
7, Hunter Street	Either	Budget	177
Offices adjacent Mill House, Russell Street	Leasehold	Moderate	172
Office Building, 9 Hunter Street	Leasehold	Moderate	164
Suite 2, 4th Floor Windsor House, Pepper Street	Leasehold	Moderate	164
Second Floor Office, Beech House, Park West	Leasehold	Moderate	160
Murlain House, Union Street	Leasehold	Moderate	159
10, Watergate Row	Leasehold	Moderate	158
1-2, Grosvenor Court, Foregate Street	Leasehold	Moderate	154
Bowman House, 33 Bold Square, St Oswalds Way	Freehold	Moderate	154

Chester – Offices			
Address	Tenure	Quality	Size, sqm
Fourth Floor, 10 St John Street	Leasehold	Good	148
Ground Floor, 9 Abbey Square	Leasehold	Moderate	146
4d, Bridgegate, The Pavilions, Chester Business Park	Leasehold	Moderate	144
2-6, Brookdale Place	Leasehold	Moderate	135
Lombard House, Foregate Street	Either	Moderate	135
Part First Floor, Linehall House, 88-90 Watergate Street	Leasehold	Moderate	128
30, Hoole Way	Leasehold	Budget	126
3, Hunters Walk, Canal Street	Either	Moderate	119
Suite 1, 4th Floor Windsor House, Pepper Street	Leasehold	Moderate	119
Unit 1, 1/1b Hilliards Court, Sandpiper Way, Chester Business Park	Freehold	Good	112
3rd Floor, 2 White Friars	Leasehold	Budget	111
2nd and 3rd Floor, 15 Castle Street	Leasehold	Budget	96
56A, Frodsham Street	Leasehold	Moderate	92
Suite 2, 4 Friarsgate, White Friars	Leasehold	Moderate	91
Suite A, 2nd Floor, The Steam Mill, Steam Mill Street	Leasehold	Moderate	90
Unit 3, 1/1b Hilliards Court, Sand Piper Way, Chester Business Park	Freehold	Good	89
First Floor, 15-17 Castle Street	Leasehold	Moderate	87
Unit 19b, Building G, Telford Court, Chester Gates Business Park	Leasehold	Good	86
Unit 6b, Building B, Telford Court, Chester Gates Business Park	Leasehold	Good	86
Lower Ground Floor, 5 Bridge Place, Lower Bridge Street	Leasehold	Budget	85
The Coach House, 67 Liverpool Road	Leasehold	Moderate	78
Refuge House, Watergate Row	Leasehold	Moderate	71
Office 2, First Floor, Watergate Building, Crane Wharf, New Crane Street	Leasehold	Budget	70
Unit 6a, Building B, Telford Court, Chester Gates Business Park	Leasehold	Good	69
Office 1, First Floor, Watergate Building, Crane Wharf, New Crane Street	Leasehold	Budget	68
13, Victoria Road	Leasehold	Moderate	67
Ground Floor, 17 Castle Street	Leasehold	Moderate	63
1st/2nd Floor, 17/19 St Werburgh Street	Leasehold	Moderate	61
Office 6, Third Floor, Watergate Building, Crane Wharf, New Crane Street	Leasehold	Budget	60

Chester – Offices			
Address	Tenure	Quality	Size, sqm
1st Floor Office, 7 Hunters Walk	Leasehold	Moderate	56
Unit 11b, Building C, Telford Court, Chester Gates Business Park	Leasehold	Good	53
Office 4, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	53
27, White Friars	Leasehold	Moderate	51
2nd Floor, The Bond, Godstall Lane	Leasehold	Moderate	50
Unit 21, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	47
Unit 22, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	47
Unit 43, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	47
Unit 61, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	47
12a, White Friars	Leasehold	Moderate	45
Unit 6a, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	45
Unit W18a/b, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	44
Unit H6b, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	44
Second Floor, 66 Watergate Street	Leasehold	Moderate	43
Ground Floor, 1 Hunters Walk	Leasehold	Moderate	42
Unit 19, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	42
Unit W19a, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	39
Unit W19c, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	36
First Floor, 9/11 Lower Bridge Street	Leasehold	Moderate	31
Unit 3, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	31
Unit H2b, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	31
Unit 9, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	30
Unit 13, Evans Business Centre, Chester West Employment Park, Minerva Avenue,	Leasehold	Good	30

Chester – Offices			
Address	Tenure	Quality	Size, sqm
Sovereign Way			
Unit H3c, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	30
Unit 5, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	28
Unit H4, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	27
Unit H12, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	27
Unit S2, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	27
Unit 42, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	25
Unit 60, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	25
Unit H10a, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	25
Unit S6b, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	25
Unit 7, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	23
Unit 4, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	23
Unit 2, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	23
Unit H9a, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	23
Unit S7c, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	23
Chester Old Bank Buildings, Foregate Street	Leasehold	Moderate	22
Unit 6, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	22
Unit W19b, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	22
Unit 37, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	21
Unit 35, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	20

Chester – Offices			
Address	Tenure	Quality	Size, sqm
Unit 36, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	20
Unit 10, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	19
Unit C1, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	18
Unit C7, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	18
Office 1, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	18
Unit 38, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	15
Unit 39, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	15
Unit 40, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	15
Unit 58, Evans Business Centre, Chester West Employment Park, Minerva Avenue, Sovereign Way	Leasehold	Good	15
Office 5, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	13
Unit W18e, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	12
Office 2, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	12
Office 3, Chester Enterprise Centre, Brook Street	Leasehold	Moderate	11

Ellesmere Port – Industrial			
Address	Tenure	Quality	Size, sqm
Unit B, Pioneer Point, Poole Hall Lane	Leasehold	Good	37,626
Unit A, Pioneer Point, Poole Hall Lane	Leasehold	Good	21,368
Unit 1 Vauxhall Supplier Park	Leasehold	Moderate	13,000
Unit 2 Vauxhall Supplier Park	Leasehold	Moderate	6040
Cromwell Road	Either	Moderate	4181
Distribution Unit, Stanney Mill Road	Leasehold	Moderate	3959
Unit 1, Cromwell Road	Either	Budget	3419
Cromwell Road	Leasehold	Moderate	1636
Unit 13, Poole Hall Industrial Estate, Poole Hall Lane	Leasehold	Moderate	1483
Poole Hall Lane	Either	Moderate	1287
Unit 4, Olympic Park, Poole Hall Road	Leasehold	Moderate	1162
Unit 3&5, Thornton Road Industrial Estate	Either	Moderate	1022
Unit B, EMS House, Rossfield Road	Either	Moderate	940
Indigo Road	Leasehold	Moderate	929
Unit 1, Junction 8 Business Park, Roscliffe Road	Leasehold	Moderate	891
Unit 7G/7H, Junction 8 Business Park	Leasehold	Moderate	878
Lakeside, Shellway Road	Leasehold	Good	737
Unit 23, Telford Road, Thornton Industrial Estate	Leasehold	Moderate	688
Unit 1, Poole Hall Industrial Estate	Leasehold	Moderate	679
Unit 6, South Road	Leasehold	Moderate	625
Unit 1, Synergy Business Park, Stanney Mill Road	Either	Good	620
Rosfield Road, Rossmore Industrial Estate	Leasehold	Moderate	600
Unit 7, Quay 1, Newport Business Park, Newbridge Road	Leasehold	Good	580
Unit 22, Thornton Road Industrial Estate	Either	Moderate	559
Unit 24, Thornton Road Industrial Estate	Either	Moderate	559
Unit 7/9, Burnell Road, Thornton Industrial Estate	Either	Moderate	559
Unit 10, Synergy Business Park, Stanney Mill Road	Either	Good	538
Workshop, Rossbank Road, Rossmore Industrial Estate	Leasehold	Moderate	531
Unit 11, Poole Hall Industrial Estate	Leasehold	Moderate	501
Unit 15, Junction 8 Business Centre	Leasehold	Moderate	465
Unit 6, Quay 1, Newport Business Park, Newbridge Road	Leasehold	Good	458

Ellesmere Port – Industrial			
Address	Tenure	Quality	Size, sqm
Unit 4a, Junction 8 Business Park, Rosscliffe Road	Leasehold	Moderate	441
Unit 7a, Junction 8 Business Park, Rosscliffe Road	Leasehold	Moderate	441
Unit 8, Synergy Business Park, Stanney Mill Road	Either	Good	438
E23, Waters Business Park, Canalside, Oil Sites Road	Leasehold	Good	428
E21, Waters Business Park, Canalside, Oil Sites Road	Leasehold	Good	421
E22, Waters Business Park, Canalside, Oil Sites Road	Leasehold	Good	421
Unit 1 & 2, Ross Road, Rossmore Industrial Estate	Freehold	Budget	403
Unit 2, Synergy Business Park, Stanney Mill Road	Either	Good	390
Unit 3, Synergy Business Park, Stanney Mill Road	Either	Good	390
Unit 4, Synergy Business Park, Stanney Mill Road	Either	Good	390
Unit 5, Synergy Business Park, Stanney Mill Road	Either	Good	390
Unit 6, Synergy Business Park, Stanney Mill Road	Either	Good	390
Unit 7, Synergy Business Park, Stanney Mill Road	Either	Good	390
Unit 9, Synergy Business Park, Stanney Mill Road	Either	Good	378
Unit 12, Telford Road, Thornton Industrial Estate	Leasehold	Moderate	347
Unit 2, Quay 1, Newport Business Park, Newbridge Road	Leasehold	Good	340
Unit 3, Quay 1, Newport Business Park, Newbridge Road	Leasehold	Good	340
Unit 4, Quay 1, Newport Business Park, Newbridge Road	Leasehold	Good	340
Unit 5, Quay 1, Newport Business Park, Newbridge Road	Leasehold	Good	340
Unit 3, Poole Hall Industrial Estate	Leasehold	Moderate	335
A1, Waters Business Park, Canalside, Oil Sites Road	Leasehold	Good	290
E20, Waters Business Park, Canalside, Oil Sites Road	Leasehold	Good	290
Unit 4, Merseyton Road Industrial Estate	Leasehold		289
A4, Waters Business Park, Canalside, Oil	Leasehold	Good	285

Ellesmere Port – Industrial			
Address	Tenure	Quality	Size, sqm
Sites Road			
A3, Waters Business Park, Canalside, Oil Sites Road	Leasehold	Good	284
A5, Waters Business Park, Canalside, Oil Sites Road	Leasehold	Good	284
A6, Waters Business Park, Canalside, Oil Sites Road	Leasehold	Good	284
Unit 1, Rother Drive Industrial Estate	Leasehold		270
Unit 17, Junction 8 Business Park, Rosscliffe Road	Leasehold	Moderate	267
Unit 18, Elm Court, Newbridge Road	Leasehold	Good	259
Unit 17, Elm Court, Newbridge Road	Leasehold	Good	258
Unit 2, Elm Court, Newbridge Road	Leasehold	Good	258
Unit 3, Elm Court, Newbridge Road	Leasehold	Good	258
Unit 6, Stanney Ten Industrial Estate	Leasehold	Good	195
Unit 3/4, Meadow Lane	Leasehold	Moderate	186
Unit 23, Junction 8 Business Park, Rosscliffe Road	Leasehold	Moderate	177
Unit 5, Cedab Road	Leasehold	Moderate	155
Unit 10, Westminster Industrial Park	Leasehold	Moderate	140
Unit 1, Elm Court, Newbridge Road	Leasehold	Good	102
Unit 16, Elm Court, Newbridge Road	Leasehold	Good	102
Unit 4, Elm Court, Newbridge Road	Leasehold	Good	102
Unit 5, Elm Court, Newbridge Road	Leasehold	Good	102
Unit 9, Elm Court, Newbridge Road	Leasehold	Good	102
Unit 18, Meadow Lane	Leasehold	Moderate	97
Unit 2, Enterprise Park, Thornton Industrial Estate	Leasehold	Budget	95
Unit 17, Evans Business Centre, North Road	Leasehold	Good	93
Unit 1H, Whitby Road Industrial Estate	Leasehold	Moderate	91
Unit 6, Enterprise Park, Thornton Industrial Estate	Leasehold	Budget	77
Unit 9, Enterprise Park, Thornton Industrial Estate	Leasehold	Budget	77
Stanlaw Abbey Business Centre, Dover Drive	Leasehold	Good	70
Unit 1E, Whitby Road Industrial Estate	Leasehold	Moderate	66
Unit 1G, Whitby Road Industrial Estate	Leasehold	Moderate	66
Unit 1D, Whitby Road Industrial Estate	Leasehold	Moderate	66
Unit A, EMS House, Rossfield Road	Either	Moderate	57
Unit 3, Ross Road, Rossmore Industrial	Leasehold	Moderate	53

Ellesmere Port – Industrial			
Address	Tenure	Quality	Size, sqm
Estate			
Unit 2, Oak Street, Merseyton Road	Leasehold	Moderate	45
Unit 3, Oak Street, Merseyton Road	Leasehold	Moderate	45
Unit 4, Oak Street, Merseyton Road	Leasehold	Moderate	45
Unit 4, Westminster Industrial Park	Leasehold	Moderate	43
Unit 6, Westminster Industrial Park	Leasehold	Moderate	41

Ellesmere Port – Offices			
Address	Tenure	Quality	Size, sqm
1st Floor, 7-9 Civic Way	Leasehold	Moderate	734
Oak House, Cheshire Oaks Business Park	Leasehold	Moderate	672
Cromwell Road	Leasehold	Budget	542
202, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	537
Building 1, The Oaks Office Park, Stanney Mill Lane	Leasehold	Good	484
Delta House, Dutton Green, Stanney Mill Lane	Leasehold	Moderate	418
Unit 4, Phase 1, Pioneer Park, North Road	Leasehold	Good	357
Unit 2, Phase 1, Pioneer Park, North Road	Leasehold	Good	356
Unit 3, Phase 1, Pioneer Park, North Road	Leasehold	Good	355
Unit 7/8, Rossmore Business Village, Junction 8	Leasehold	Moderate	278
Unit 20/21, Rossmore Business Village, Junction 8	Leasehold	Moderate	278
Unit 14/15, Rossmore Business Village, Junction 8	Leasehold	Moderate	278
201, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	259
First Floor, Stanney Mill Road, Little Stanney	Leasehold	Budget	233
Ground Floor, Unit 1, Phase One, Pioneer Park, Poole Hall Lane	Leasehold	Good	178
Office 20, The Technology Centre, Junction 8	Leasehold	Good	175
Office 7, Indigo Business Centre, Unit 1, Oil Sites Road	Leasehold	Moderate	162
1st Floor, Cambridge Buildings, Whitby Road/Cambridge Road	Leasehold	Moderate	148
Office 14, The Technology Centre, Junction 8	Leasehold	Good	143
Office 13, The Technology Centre, Junction 8	Leasehold	Good	139
Office 8, The Technology Centre, Junction 8	Leasehold	Good	137
Suite 6, Portside House, Lower Mersey Street	Leasehold	Moderate	135

Ellesmere Port – Offices			
Address	Tenure	Quality	Size, sqm
2nd Floor, Cambridge Buildings, Whitby Road/Cambridge Road	Leasehold	Moderate	110
Office 19, The Technology Centre, Junction 8	Leasehold	Good	110
Office 7, The Technology Centre, Junction 8	Leasehold	Good	78
Suite 9, Portside House, Lower Mersey Street	Leasehold	Moderate	72
Suite 8, Portside House, Lower Mersey Street	Leasehold	Moderate	72
46 Quayside, Canal Village	Leasehold	Moderate	71
Unit 4a, Rossmore Business Village, Junction 8	Leasehold	Moderate	69
Unit 5b, Rossmore Business Village, Junction 8	Leasehold	Moderate	69
Unit 18b, Rossmore Business Village, Junction 8	Leasehold	Moderate	69
Unit 17b, Rossmore Business Village, Junction 8	Leasehold	Moderate	69
Unit 16b, Rossmore Business Village, Junction 8	Leasehold	Moderate	69
Unit 4b, Rossmore Business Village, Junction 8	Leasehold	Moderate	69
Unit 11b, Rossmore Business Village, Junction 8	Leasehold	Moderate	69
Unit 10b, Rossmore Business Village, Junction 8	Leasehold	Moderate	69
113, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	69
Office 81, Canal Village, Junction 9	Freehold	Good	62
Unit 16a, Rossmore Business Village, Junction 8	Leasehold	Moderate	60
Unit 18a, Rossmore Business Village, Junction 8	Leasehold	Moderate	60
Unit 17a, Rossmore Business Village, Junction 8	Leasehold	Moderate	60
Unit 11a, Rossmore Business Village, Junction 8	Leasehold	Moderate	60
Office 82, Canal Village, Junction 10	Freehold	Good	58
Office 4, The Technology Centre, Junction 8	Leasehold	Good	58
82 Whitby Road	Leasehold	Budget	57
Office 3, The Technology Centre, Junction 8	Leasehold	Good	54
G22, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	52
118, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	51
Unit 1, Evans Business Centre, North Road	Leasehold	Good	49

Ellesmere Port – Offices			
Address	Tenure	Quality	Size, sqm
Unit 2, Evans Business Centre, North Road	Leasehold	Good	49
Unit 3, Evans Business Centre, North Road	Leasehold	Good	47
Unit 8, Evans Business Centre, North Road	Leasehold	Good	47
Unit 9, Evans Business Centre, North Road	Leasehold	Good	47
Unit 30, Evans Business Centre, North Road	Leasehold	Good	47
112, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	47
Unit 27, Evans Business Centre, North Road	Leasehold	Good	44
Unit 29, Evans Business Centre, North Road	Leasehold	Good	44
Unit 28, Evans Business Centre, North Road	Leasehold	Good	43
Unit 36, Evans Business Centre, North Road	Leasehold	Good	42
Unit 26, Evans Business Centre, North Road	Leasehold	Good	41
Unit 37, Evans Business Centre, North Road	Leasehold	Good	40
Unit 35, Evans Business Centre, North Road	Leasehold	Good	37
117, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	34
G15, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	34
Office 18, The Technology Centre, Junction 8	Leasehold	Good	33
124, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	33
Unit 5, Evans Business Centre, North Road	Leasehold	Good	32
Unit 6, Evans Business Centre, North Road	Leasehold	Good	32
Unit 7, Evans Business Centre, North Road	Leasehold	Good	32
Office 1, Indigo Business Centre, Unit 1, Oil Sites Road	Leasehold	Moderate	32
Unit 5, Stanlaw Abbey Business Centre, Dover Drive	Leasehold	Good	30
Unit 6, Stanlaw Abbey Business Centre, Dover Drive	Leasehold	Good	30
Unit 38, Evans Business Centre, North Road	Leasehold	Good	29
Unit 39, Evans Business Centre, North Road	Leasehold	Good	29
Unit 40, Evans Business Centre, North Road	Leasehold	Good	29
Unit 41, Evans Business Centre, North Road	Leasehold	Good	28
101, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	24
102, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	24
G01, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	24
G04, Pioneer House, Pioneer Business Park,	Leasehold	Good	24

Ellesmere Port – Offices			
Address	Tenure	Quality	Size, sqm
North Road			
Office 12, Indigo Business Centre, Unit 1, Oil Sites Road	Leasehold	Moderate	21
Office 13, Indigo Business Centre, Unit 1, Oil Sites Road	Leasehold	Moderate	19
Office 15, Indigo Business Centre, Unit 1, Oil Sites Road	Leasehold	Moderate	18
114, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
115, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
116, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
120, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
121, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
122, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
123, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
G14, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
G16, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
G17, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
G18, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
G20, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	17
Office 14, Indigo Business Centre, Unit 1, Oil Sites Road	Leasehold	Moderate	14
Office 9, Indigo Business Centre, Unit 1, Oil Sites Road	Leasehold	Moderate	13
Office 2, Indigo Business Centre, Unit 1, Oil Sites Road	Leasehold	Moderate	12
103, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
104, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
105, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
106, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12

Ellesmere Port – Offices			
Address	Tenure	Quality	Size, sqm
125, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
126, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
127, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
128, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
129, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
130, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
G09, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
G11, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
G12, Pioneer House, Pioneer Business Park, North Road	Leasehold	Good	12
Office 6, Indigo Business Centre, Unit 1, Oil Sites Road	Leasehold	Moderate	11
Unit 1, Stanlaw Abbey Business Centre, Dover Drive	Leasehold	Good	10
Unit 2, Stanlaw Abbey Business Centre, Dover Drive	Leasehold	Good	10
Unit 3, Stanlaw Abbey Business Centre, Dover Drive	Leasehold	Good	10
Unit 4, Stanlaw Abbey Business Centre, Dover Drive	Leasehold	Good	10
Office 8, Indigo Business Centre, Unit 1, Oil Sites Road	Leasehold	Moderate	6

Northwich – Industrial			
Address	Tenure	Quality	Size, sqm
Unit 1/2, Winnington Business Park, Winnington	Leasehold	Budget	2819
Warehouse, Wincham Avenue, Wincham	Either	Good	1820
Unit 5, Winnington Business Park, Winnington	Leasehold	Budget	1639
CPM House Office, Winnington Business Park, Winnington	Leasehold	Moderate	607
Unit 3, New Cheshire Business Park, Wincham Lane, Wincham	Leasehold	Moderate	363
Unit 3B, New Cheshire Business Park, Wincham Lane, Wincham	Leasehold	Moderate	320
Unit 5, New Cheshire Business Park, Wincham Lane, Wincham	Leasehold	Moderate	305
Unit 7, Duttons Business Centre, Dock Road, Northwich	Leasehold	Moderate	280
Unit 6, Kingfisher Court, Denton Drive Industrial Estate	Leasehold	Moderate	226
Unit 2, New Cheshire Business Park, Wincham Lane, Wincham	Leasehold	Moderate	223
Unit 10, Duttons Business Centre, Dock Road, Northwich	Leasehold	Moderate	186
Cosgrove Business Park, Daisy Bank Lane, Anderton	Either	Moderate	126
Cosgrove Business Park, Daisy Bank Lane, Anderton	Either	Moderate	126
Unit 3, Block 3, Riverside Trading Estate, Navigation Road	Leasehold	Moderate	118
Unit 7, Heron Court, Denton Drive	Leasehold	Moderate	112
Unit 3, Dalby Court, Gadbrook Road, Rudheath	Leasehold	Moderate	98
Unit 4, Dalby Court, Gadbrook Road, Rudheath	Leasehold	Moderate	98
Unit 4, Kingfisher Court, Denton Drive Industrial Estate	Leasehold	Moderate	97
Unit 6, Duttons Business Centre, Dock Road, Northwich	Leasehold	Moderate	93
Unit 2, Chapel Street, Wincham	Leasehold	Good	93

Northwich – Offices			
Address	Tenure	Quality	Size, sqm
Ground Floor, Sension House, Denton Drive	Either	Moderate	584
Unit 5, Royal Court, Gadbrook Park	Either	Good	475
Building C, Rudheath Way, Gadbrook Park	Leasehold	Good	465

Northwich – Offices			
Address	Tenure	Quality	Size, sqm
The Heysoms, 163 Chester Road	Freehold	Moderate	460
First Floor, 469 Manchester Road	Leasehold	Good	453
8/10 Winnington Street	Either	Moderate	395
Units 1 & 2, Brickfield Business Centre, Manchester Road	Leasehold	Budget	362
Victoria House, New Cheshire Business Park, Wincham Lane, Wincham	Leasehold	Moderate	348
4, Royal Mews, Gadbrook Park	Leasehold	Good	279
Part Unit 1, Royal Court, Gadbrook Park	Either	Good	255
3, The Stables, Gadbrook Park	Leasehold	Good	232
150, London Road	Leasehold	Moderate	232
1, Winnington Court	Either	Good	224
17-19, Winnington Street	Either	Moderate	208
13, Market Street	Leasehold	Good	207
Unit 8, Brunel Court, Gadbrook Park	Leasehold	Good	158
Unit 14, Brunel Court, Gadbrook Park	Leasehold	Good	158
Unit 6, Brunel Court, Gadbrook Park	Leasehold	Good	143
Unit 9, Brunel Court, Gadbrook Park	Leasehold	Good	143
Unit 5, Brunel Court, Gadbrook Park	Leasehold	Good	133
37B, Witton Street	Leasehold	Budget	130
12, Winnington Street	Either	Moderate	125
Suite A, First Floor, Targeting House, Gadbrook Park	Leasehold	Moderate	119
First Floor, Unit 3, Brunel Court, Gadbrook Park	Leasehold	Good	73
27b, High Street	Leasehold	Moderate	37
Office 2, Weaver Business Centre, Winnington Lane	Leasehold	Moderate	16

Winsford – Industrial			
Address	Tenure	Quality	Size, sqm
One175, Road One, Winsford Industrial Estate	Either	Good	16,300
Cosmopolitan 5, Road Five, Winsford Industrial Estate	Either	Moderate	15,143
Go Large, Road Three, Winsford Industrial Estate	Leasehold	Moderate	13,823
Maximus, Road One, Winsford Industrial Estate	Leasehold	Good	9755
One100, Winsford Industrial Estate	Either	Good	9290
Park Five Business Park, Winsford Industrial Estate	Either	Moderate	5675
Unit 10, Navigation Park, Road One, Winsford Industrial Estate	Either	Good	2293
Barlow Drive, Woodford Park Industrial Estate	Leasehold	Moderate	2262
Former Richmond Packaging Unit, New Road	Leasehold	Moderate	2029
Unit 2, Nat Lane Business Park, Nat Lane	Leasehold	Moderate	1529
Road Four, Winsford Industrial Estate	Leasehold	Good	1444
Former Premier Frames Unit, Road One/Road Four, Winsford Industrial Estate	Leasehold	Moderate	1243
Unit 9, Navigation Park, Road One, Winsford Industrial Estate	Either	Good	735
Unit 7, Oasis Business Park, Road One, Winsford Industrial Estate	Either	Good	666
Unit One, Woodford Park Industrial Estate	Either	Moderate	646
Unit 3, Road One/Road Four, Winsford Industrial Estate	Either	Moderate	530
Unit 2, Former Dennis Building, Road Five, Winsford Industrial Estate, Winsford	Leasehold	Budget	451
Road Two, Winsford Industrial Estate	Leasehold	Moderate	447
Unit 1, Navigation Park, Road One, Winsford Industrial Estate	Either	Good	397
Unit 2B, Woodford Park Industrial Estate	Leasehold	Moderate	344
Unit 2, Oasis Business Park, Road One, Winsford Industrial Estate	Either	Good	340
Unit 2, Road One/Road Four, Winsford Industrial Estate	Either	Moderate	317
Unit 8, Oasis Business Park, Road One, Winsford Industrial Estate	Either	Good	288
Unit 12a, Oasis Business Park, Road One, Winsford Industrial Estate	Either	Good	256
Unit C, The Business Centre, Barlow Drive, Woodford Park Industrial Estate	Leasehold	Good	186

Winsford – Industrial			
Address	Tenure	Quality	Size, sqm
Unit B, The Business Centre, Barlow Drive, Woodford Park Industrial Estate	Leasehold	Good	186
Unit A, The Business Centre, Barlow Drive, Woodford Park Industrial Estate	Leasehold	Good	186
Unit 5, The Business Centre, Barlow Drive	Leasehold	Good	186
Unit 10, The Business Centre, Barlow Drive	Leasehold	Good	186
Unit 12, The Business Centre, Barlow Drive	Leasehold	Good	186
Unit E, The Business Centre, Barlow Drive, Woodford Park Industrial Estate	Leasehold	Good	93
Unit D, The Business Centre, Barlow Drive, Woodford Park Industrial Estate	Leasehold	Good	93
Unit 8, The Business Centre, Barlow Drive	Leasehold	Good	93
Unit 11, The Business Centre, Barlow Drive	Leasehold	Good	93
Unit 14, The Business Centre, Barlow Drive	Leasehold	Good	93

Winsford – Offices			
Address	Tenure	Quality	Size, sqm
Nesco House, Road 2, Winsford Industrial Estate	Either	Moderate	807
Former Ruck Warehousing Office, Road One, Winsford Industrial Estate	Leasehold	Moderate	214
Ground Floor Office, Road One, Winsford Industrial Estate	Leasehold	Budget	161
Unit A, Wharton Park House Business Centre, Nat Lane	Leasehold	Moderate	182
Unit 12, Meridian House, Road One, Winsford Industrial Estate	Leasehold	Moderate	51
B21, Verdin Exchange, High Street	Leasehold	Moderate	42
Unit 21C, Meridian House, Road One, Winsford Industrial Estate	Leasehold	Moderate	32
B18, Verdin Exchange, High Street	Leasehold	Moderate	30
B9, Verdin Exchange, High Street	Leasehold	Moderate	28
R13, Verdin Exchange, High Street	Leasehold	Moderate	28
G3, Verdin Exchange, High Street	Leasehold	Moderate	28
B1, Verdin Exchange, High Street	Leasehold	Moderate	27
Unit D, Wharton Park House Business Centre, Nat Lane	Leasehold	Moderate	27
B2, Verdin Exchange, High Street	Leasehold	Moderate	25
B3, Verdin Exchange, High Street	Leasehold	Moderate	25
G4, Verdin Exchange, High Street	Leasehold	Moderate	24
Unit 7, Meridian House, Road One, Winsford	Leasehold	Moderate	23

Winsford – Offices			
Address	Tenure	Quality	Size, sqm
Industrial Estate			
R16, Verdin Exchange, High Street	Leasehold	Moderate	22
R17, Verdin Exchange, High Street	Leasehold	Moderate	22
Unit T, Wharton Park House Business Centre, Nat Lane	Leasehold	Moderate	20
Unit N, Wharton Park House Business Centre, Nat Lane	Leasehold	Moderate	19
R25, Verdin Exchange, High Street	Leasehold	Moderate	18
B7, Verdin Exchange, High Street	Leasehold	Moderate	17
Unit M, Wharton Park House Business Centre, Nat Lane	Leasehold	Moderate	16
R20, Verdin Exchange, High Street	Leasehold	Moderate	15
Unit 12, Meridian House, Road One, Winsford Industrial Estate	Leasehold	Moderate	13

Rural – Industrial				
Address	Location	Tenure	Quality	Size, sqm
Capenhurst Technology Park, Capenhurst Lane	Capenhurst	Leasehold	Moderate	929
Capenhurst Technology Park, Capenhurst Lane	Capenhurst	Leasehold	Moderate	697
Workshop & Showroom at Canalside Industrial Estate, Tattenhall Road, Bolesworth Estate	Tattenhall	Leasehold	Moderate	557
Unit 05 (05), Millennium Court, Clayhill Light Industrial Estate	Neston	Leasehold	Good	365
Unit 2 (02), Millennium Court, Clayhill Light Industrial Estate	Neston	Leasehold	Good	354
Marbury House Farm, Bentley's Farm Lane	Higher Whitley	Leasehold	Moderate	279
Unit 9 (09), Millennium Court, Clayhill Light Industrial Estate	Neston	Leasehold	Good	226
Unit 7 (07), Millennium Court, Clayhill Light Industrial Estate	Neston	Leasehold	Good	226
Unit 6 (06), Millennium Court, Clayhill Light Industrial Estate	Neston	Leasehold	Good	226
Harthill Park, Whitchurch Road, Bolesworth Estate	Chowley	Leasehold	Moderate	186
Threapwood Workshop, Threapwood	Malpas	Leasehold	Budget	186
Higher Wych	Malpas	Leasehold	Moderate	175
Capenhurst Technology Park, Capenhurst Lane	Capenhurst	Leasehold	Moderate	149
Unit 10, Hampton Heath Industrial Estate, Chester Road Hampton	Malpas	Leasehold	Moderate	139
Unit 3, Clayhill Light Industrial Estate	Neston	Leasehold	Moderate	100
Unit 3 (01C), Windle Court, Clayhill Light Industrial Estate	Neston	Leasehold	Good	94
Unit 39, Clayhill Light Industrial Estate	Neston	Leasehold	Moderate	44
39 Clayhill Light Industrial Park	Neston	Leasehold	Moderate	42
Unit 34, Clayhill Light Industrial Estate	Neston	Leasehold	Moderate	40

Rural – Offices				
Address	Location	Tenure	Quality	Size, sqm
63, High Street	Tarvin	Leasehold	Moderate	687
Chowley Five, Chowley Oak Business Park, Bolesworth Estate	Chowley	Leasehold	Good	372
Portal Business Park, Eaton Lane	Tarporley	Leasehold	Good	317
Portal Business Park, Eaton Lane	Tarporley	Leasehold	Good	305

Rural – Offices				
Address	Location	Tenure	Quality	Size, sqm
Portal Business Park, Eaton Lane	Tarporley	Leasehold	Good	293
Portal Business Park, Eaton Lane	Tarporley	Leasehold	Good	293
First Floor, Ineos Compound Building, Chester Road, Helsby	Helsby	Leasehold	Moderate	290
Ground Floor Offices, Canalside Industrial Estate, Tattenhall Road, Bolesworth Estate	Tattenhall	Leasehold	Moderate	279
Oaklands Office Park, Hooton Road	Hooton	Either	Good	230
Oaklands Office Park, Hooton Road	Hooton	Either	Good	230
Oaklands Office Park, Hooton Road	Hooton	Either	Good	230
Oaklands Office Park, Hooton Road	Hooton	Either	Good	230
Oaklands Office Park, Hooton Road	Hooton	Either	Good	230
Oaklands Office Park, Hooton Road	Hooton	Either	Good	230
Oaklands Office Park, Hooton Road	Hooton	Either	Good	230
Oaklands Office Park, Hooton Road	Hooton	Either	Good	230
Oaklands Office Park, Hooton Road	Hooton	Either	Good	230
Chowley Court, Ground Floor, Chowley Oak Lane, Bolesworth Estate	Tattenhall	Leasehold	Good	213
Portal Business Park, Eaton Lane	Tarporley	Leasehold	Good	211
Normant House, Long Lane	Upton	Leasehold	Moderate	184
Oaklands Office Park, Hooton Road	Hooton	Either	Good	176
Oaklands Office Park, Hooton Road	Hooton	Either	Good	176
Oaklands Office Park, Hooton Road	Hooton	Either	Good	176
Oaklands Office Park, Hooton Road	Hooton	Either	Good	176
Suite 2, Dane Farm Barn, Northwich Road	Dutton	Leasehold	Good	171
Portal Business Park, Eaton Lane	Tarporley	Leasehold	Good	157
Suite 1, Dane Farm Barn, Northwich Road	Dutton	Leasehold	Good	119
Oaklands Office Park, Hooton Road	Hooton	Either	Good	117
Oaklands Office Park, Hooton Road	Hooton	Either	Good	117
Village Barn, Knutsford Road/Barbers Lane	Antrobus	Leasehold	Good	79
Village Barn, Knutsford Road/Barbers Lane	Antrobus	Leasehold	Good	79
Golborne Bridge Farm Business Park, Whitchurch Road	Golborne	Leasehold	Good	74
Golborne Bridge Farm Business Park, Whitchurch Road	Golborne	Leasehold	Good	74
Golborne Bridge Farm Business Park, Whitchurch Road	Golborne	Leasehold	Good	74
Golborne Bridge Farm Business Park,	Golborne	Leasehold	Good	74

Rural – Offices				
Address	Location	Tenure	Quality	Size, sqm
Whitchurch Road				
Golborne Bridge Farm Business Park, Whitchurch Road	Golborne	Leasehold	Good	74
New Russia Hall, Shire House, Chester Road, Bolesworth Estate	Gatesheath	Leasehold	Moderate	56
Suite 1, Century House, High Street, Bolesworth Estate	Tattenhall	Leasehold	Moderate	56
Suite 2, Century House, High Street, Bolesworth Estate	Tattenhall	Leasehold	Moderate	56
Suite 5, Century House, High Street, Bolesworth Estate	Tattenhall	Leasehold	Moderate	56
The Old Estate Office, Stable Yard	Willington	Leasehold	Moderate	56
The Gardeners Store, Castle Park, Howery Lane	Frodsham	Leasehold	Moderate	48
The Business Centre, Hooton Road	Hooton	Leasehold	Moderate	45
The Business Centre, Hooton Road	Hooton	Leasehold	Moderate	43
Lane Ends Farm, Green Lane	Shocklach	Leasehold	Good	37
233, Chester Road, Helsby	Helsby	Freehold	Moderate	33
Main House, Castle Park, Howery Lane	Frodsham	Leasehold	Moderate	31
The Business Centre, Hooton Road	Hooton	Leasehold	Moderate	28
The Business Centre, Hooton Road	Hooton	Leasehold	Moderate	28
Room E2, Frodsham Business Centre	Frodsham	Leasehold	Moderate	24
Oak Tree Court, Mill Lane	Ness	Leasehold	Moderate	21
Oak Tree Court, Mill Lane	Ness	Leasehold	Moderate	21
Oak Tree Court, Mill Lane	Ness	Leasehold	Moderate	21
Oak Tree Court, Mill Lane	Ness	Leasehold	Moderate	21
Oak Tree Court, Mill Lane	Ness	Leasehold	Moderate	21
Oak Tree Court, Mill Lane	Ness	Leasehold	Moderate	21
Oak Tree Court, Mill Lane	Ness	Leasehold	Moderate	21
Oak Tree Court, Mill Lane	Ness	Leasehold	Moderate	21
Marbury House Farm, Bently's Farm Lane	Higher Whitely	Leasehold	Moderate	17
The Business Centre, Hooton Road	Hooton	Leasehold	Moderate	10
The Business Centre, Hooton Road	Hooton	Leasehold	Moderate	10

Source: BE Group 2009

Data compiled from site visits, property databases, commercial agents' registers and consultation with stakeholders

Appendix 4

Company Survey Questionnaire

CHESHIRE WEST & CHESTER COMPANY SURVEY

Company Details

Company: _____
 Contact Name: _____ Position: _____
 Address: _____

 Tel No: _____
 Business Activity: _____

Number of Employees	1. Full Time	2. Part Time
This Location		
Total in Cheshire West & Chester		

Current Accommodation

Type of accommodation (please tick main type/use)

3. Office
 Serviced office
 Industrial
 Warehouse
 High-tech/lab
 Site
4. Property owned
 Property rented

5. Size of unit

- 0-100 sqm 101-200 sqm 201-500 sqm
 (0-1076 sqft) (1077-2152 sqft) (2153-5382 sqft)
- 501-1000 sqm 1001-2000 sqm 2001-5000 sqm
 (5383-10,764 sqft) (10,765-21,529 sqft) (21,530-53,821 sqft)

Larger, sqm _____
 Site size, hectares/acres _____

6. How satisfied are you with your current accommodation?

- Very satisfied Satisfied
 Unsatisfied Very unsatisfied

7. If you are unsatisfied or very unsatisfied, please state your reasons.

Future Accommodation

8. Are you considering moving premises within the next:

- 12 months? Yes No 2-3 years? Yes No

If yes to either of the above, please respond to questions 9a – 9h, otherwise go directly to question 10.

9. What type of accommodation will you be looking for? (please tick main type/use)

- 9a.** Office Industrial Serviced office
Warehouse High-tech/Lab Land

9b. Tenure required?

- Freehold Leasehold No Preference

9c. Quality of premises preferred?

- Prestigious/New Moderate Basic/Budget No Preference

9d. Will this be **additional** or **alternative** to existing property?

9e. What size of unit/site will you be looking for?

- 0-100 sqm 101-200 sqm 201-500 sqm
(0-1076 sqft) (1077-2152 sqft) (2153-5382 sqft)
- 501-1000 sqm 1001-2000 sqm 2001-5000 sqm
(5383-10,764 sqft) (10,765-21,529 sqft) (21,530-53,821 sqft)

Larger, sqm _____
Site size, hectares/acres _____

9f. General location – please indicate preferred areas(s) below:

- Chester Northwich Wirral
Ellesmere Port Winsford Neston
Helsby Frodsham Anywhere West Cheshire
Malpas Tarporley
Elsewhere: _____

- 9g.** Location type preferred: Town centre Industrial estate
Business park Rural

9h. What do you consider to be the most important factor when seeking alternative accommodation? Please state below.

Additional Comments

10. If you have any additional comments affecting your choice of premises please use the space below. Topics might include:

- Road infrastructure
- Public transport
- Staff availability
- Business support
- Funding availability
- Property availability
- Planning issues

Thank you for your assistance. All responses will be treated in confidence.
If you would like any further information on this survey please contact
BE Group on 01925 822112