

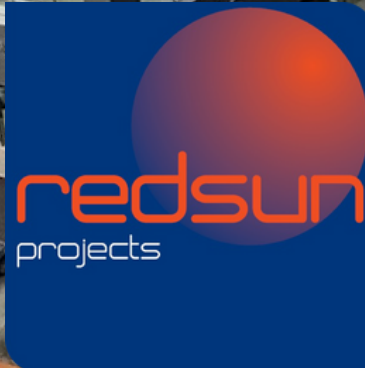


REDSUN PARK **CHESTER**

ALL ENQUIRIES
4.5 acre mixed use site / Build to Suit
Opportunities / Plot Sales



A DEVELOPMENT BY



Sealand Road, CH1 4LP

REDSUN PARK CHESTER



“Redsun Park Chester presents a rare 4.5-acre redevelopment opportunity in a prominent location on Sealand Road, ideal for a wide range of commercial uses. Offering both freehold and leasehold opportunities, the site is suitable for a range of uses including Industrial, Retail, and Showroom developments, subject to planning. Properties can be tailored to meet an occupier’s exact specifications, while individual plots of land are available for sale, providing maximum flexibility for occupiers looking to establish or expand their presence in Chester.”

Jack Sullivan- Lead agent @ CPP

REDSUN PARK CHESTER



Redsun Park Chester enjoys a prime position fronting Sealand Road, Chester's most established commercial corridor providing immediate access to Chester City Centre just one mile away to the east, and to Deeside and the A550 to the west. The site adjoins Sealand Industrial Estate, which hosts national occupiers including Royal Mail, Euro Car Parts, Harlech Food Services and Travis Perkins.

Sealand Road is also Chester's principal out of town retail destination, home to Greyhound, Deva and Chester Retail Parks, featuring national brands such as Lidl, B&Q, DFS, IKEA and Dunelm, alongside extensive F & B operators.

The area's numerous main dealer car showrooms highlight its commercial prominence, making Sealand Road one of the city's most dynamic and high profile business locations.

REDSUN PARK CHESTER



ABOUT THE DEVELOPER

At Redsun, we believe that space creates opportunity. Since 2008, we've been delivering modern, high-quality industrial and commercial buildings that help businesses grow, create jobs, and strengthen regional economies.

We focus on creating thriving hubs of business and activity across the Northwest, West Midlands, and North Wales. Every project we deliver is focused on unlocking potential, connecting people and places, and enabling growth.

What makes us different is the way we work. We're a small, hands-on team - when you deal with Redsun, you're dealing with us directly, from the first conversation to years down the line. We pride ourselves on being approachable, responsive, and long-term partners for our tenants.

Over the last 17 years, we've delivered more than 1.8 million sq ft of space, from small 3,000 sq ft starter units to 280,000 sq ft distribution centres. Our occupiers range from household names like Tesco, Screwfix, Travis Perkins, and Halfords, to local firms driving manufacturing and innovation. Each project is designed to give businesses the space they need to succeed, today and into the future.

Because for us, it's never just about buildings. It's about creating the right space, in the right place, for businesses and people to succeed.



OUR TIMELINE

2008 - FOUNDATION

Redsun established with a mission to create high-quality industrial and commercial space that enables business to thrive.

2011-2016 - EARLY GROWTH

Delivered over 400,000 sq ft across key sites including Tebay Road (Bromborough, 125,000 sq ft), Venture Point (Speke, 75,000 sq ft), and Turbine (Birkenhead, 90,000 sq ft).

2017-2018 - SCALING UP

Completed large-scale schemes such as Powerstation (Bromborough, 100,000 sq ft) and Senate (Aintree, 170,000 sq ft), cementing Redsun as a major regional developer.

2020-2021 - BREAKING THE MILLION MARK

With Aviator (Ellesmere Port, 125,000 sq ft) and Riverview 3 (Bromborough, 115,000 sq ft), Redsun surpassed 1 million sq ft delivered.

2022-2023 - LANDMARK PROJECTS

Delivered Aviator 2 (Ellesmere Port, 280,000 sq ft) – Redsun's largest single development to date – alongside Pioneer Park (Telford, 77,000 sq ft) and Vista (Hawarden, 66,000 sq ft).

2024-2025 AND BEYOND - CONTINUING MOMENTUM

New schemes including Croft (Bromborough, 66,000 sq ft), KH2 (Knowsley, 14,000 sq ft) and Hub50 (Knowsley, 50,000 sq ft) push Redsun's track record to over 1.8 million sq ft of completed developments.

REDSUN PARK CHESTER

VIEWING

By prior appointment through the joint agents.

Jack Sullivan
07824 442173
Jack@cpp.uk

Mike Bumford
07890 943042
Mike.Bumford@cushwake.com

PRICE / RENT

On application

TENURE

Leasehold / Freehold

RATING

To be assessed on practical completion

PLANS / PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the [RICS Code](#) for Leasing Business Premises which is found [here](#). We recommend you [obtain professional advice](#) if you are not represented.

Misrepresentation Act 1967, Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2025.



