

# TO LET

**INDUSTRIAL / TRADE COUNTER UNIT WITH  
EXTENSIVE CAR PARKING WITH SECURE COMPOUND  
IN AN EASILY ACCESSIBLE LOCATION OFF THE A51.**

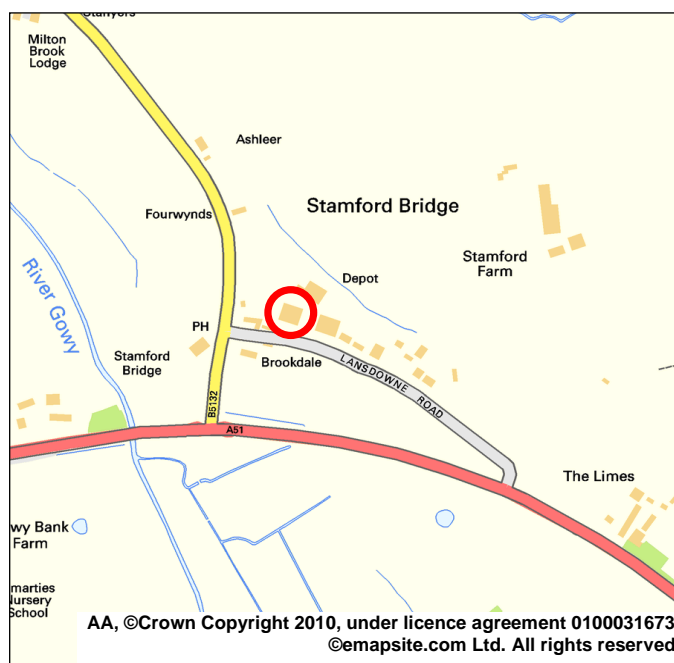
**Previously used as a country store and suitable for a variety of  
different uses subject to the necessary consent.**

**5,395 sq ft (501 sq m<sup>2</sup>)  
plus mezzanine of 2,950 sq ft (274 m<sup>2</sup>)**



**Lansdowne Road,  
Stamford Bridge,  
Tarvin, Cheshire  
CH3 8EL**

**Bolton  
Birch**  
[www.boltonbirch.com](http://www.boltonbirch.com)  
01244 311681



### Location

The subject property is located on Lansdowne Road which is within a few hundred yards of the main A51 (Tarvin Road) in Stamford Bridge which is approximately 3 miles east of Chester City Centre. The unit benefits from easy access to the A51 which, to the west within approximately 2 miles, provides direct access to the A55 North Wales Expressway and the M53 and M56 motorway networks while to the east provides access to Tarvin, Kelsall, Tarporley and East Cheshire.

### Description

The subject property comprises a detached unit with a brick clad extension running the full length of the front of the building incorporating glazing and steel cladding. The main building is constructed around a steel truss frame with double skin asbestos elevations and pitched roof, part of which have been overlaid in profile still cladding. The unit benefits from a solid concrete floor with dust resistant resin finish, a large manually operated roller shutter door to the rear elevation, a further vehicle access door to the side elevation and a mixture of suspended fluorescent strip lighting and box sodium lighting.

Double pedestrian doors to the front elevation lead to a generally open plan ground floor area with some partitioned storage areas, private office, ladies, gents and disabled wc facilities and a staff kitchen. A steel mezzanine structure provides further open plan accommodation at first floor level.

Externally, and to the front of the property, there is ample private allocated car parking while to the side of the property there is a securely fenced and gated compound.

### Accommodation / Areas

The subject property has been measured on a Gross Internal Area basis in accordance with the Royal Institution of Chartered Surveyors Recommended Practice and we calculate that they extend to the following areas:-

|                       |                    |                     |
|-----------------------|--------------------|---------------------|
| Ground Floor          | 5,395 sq ft        | (501.2 sq m)        |
| Mezzanine First Floor | 2,950 sq ft        | (274.1 sq m)        |
| <b>Total</b>          | <b>8,345 sq ft</b> | <b>(775.3 sq m)</b> |

### Lease

The premises are available to lease for a period to be negotiated. The tenants are to be responsible for the maintenance and up keep of the interior of the property only while the landlord is to maintain the exterior and structure.

### Rent

£27,000 (twenty seven thousand pounds) per annum exclusive.

### VAT

All figures and prices quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

### Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

Tel: 01244 311681

Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)

**Subject to contract**

