



TO LET

Surplus Warehouse Premises, Riverside Industrial Estate, River Lane, Saltney CH4 8RH

- Surplus warehouse accommodation of 10,000 sq ft (929.0 sq m) forming part of a larger warehouse. Located in an established industrial estate on the outskirts of Chester, accessed directly off Chester Road (A5104).
- Short-term flexible leasing option.

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LOCATION

The subject property is located, and backs onto, River Lane in Saltney, approximately 2 miles to the west of Chester city centre and is accessed directly off Chester Road (A5104) which is one of the main arterial routes into Chester city centre from the west. River Lane is a particularly well-established location for industry and business serving Chester, Cheshire and the wider North Wales area. Airbus is located at Broughton which is approximately 2.5 miles to the west.

Saltney provides a range of retail and other associated amenities including Morrisons, Asda and Go Outdoors.

DESCRIPTION

The subject property comprises a large open plan warehouse / industrial unit of steel framed construction with elevations a mixture of breeze block, steel profile cladding and asbestos cladding with the roof incorporating good levels of natural lighting via translucent roof panels. In total the property comprises approximately 33,500 sq ft but the current owner has an area of approximately 10,000 sq ft which is surplus to their requirements and is available to lease on a short term flexible basis if required. This area has not been partitioned off internally but is marked out at present with a line of racking. This defined area has its own large vehicular access loading door. Please note the internal photographs provided are of the area in question.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition May 2015 and extends to 10,000 sq ft (209.0 sq m)



LEASE

The premises are available to lease on terms to be agreed. Please note a short-term flexible arrangement would be considered.

RENT

£30,000 per annum exclusive.

VAT

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

BUSINESS RATES

We are advised that the property currently has a single rating assessment so the tenant will pay a contribution of the Business Rates to the landlord.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of C70. A full copy of the Energy Performance Certificate is available upon request.

FURTHER INFORMATION / VIEWING

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

Tel: 01244 311681

Email: jonty@boltonbirch.com

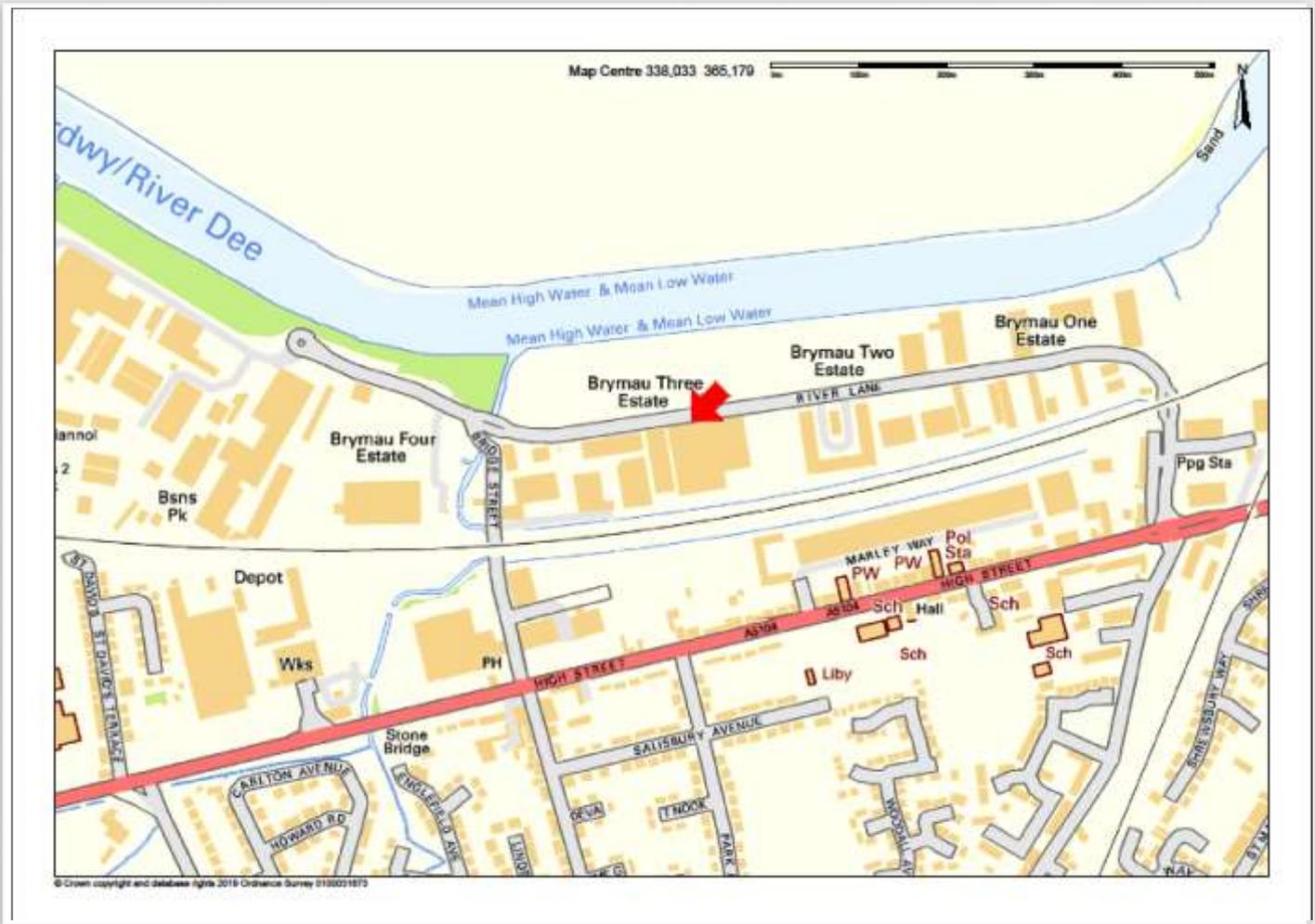
Subject to contract



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