

TO LET

From £6,000 Plus VAT Per Annum

Range of Units, Chesterbank Business Park, River Lane,  
Saltney, Chester, CH4 8SL



- Range Of Industrial Units
- 1,662 sq ft to 2,045 sq ft Units Available
- Roller Shutter Door
- On-Site Parking
- Popular Commercial Location
- Excellent Transport Links
- Professionally Managed Site
- Solid Concrete Floor

Wellington House  
Wellington Circus  
Nottingham  
NG1 5AL

0115 784 3525

[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



**Commercial  
List**



## LOCATION

The units are located on Chesterbank Business Park within the well established River Lane industrial area. Chesterbank Business Park is accessed directly from Chester Road (A5104) which is one of the main arterial roads into Chester City Centre providing easy access to the A55. The wider area is of mixed use comprising a variety of residential, shops, commercial units, café's, restaurants and professional services. Occupiers within the immediate vicinity include Plumb Centre, Go Outdoors and Asda. The estate benefits from excellent transport links with the A5104, A483 and the A55 close by.

Chester is located approximately 20 miles south of Liverpool, 40 miles south west of Manchester and 38 miles north west of Stoke-On-Trent.

## DESCRIPTION

There are a range of industrial / storage units available which are of steel portal frame construction with block work walls under a pitched roof. The units comprise predominantly an open plan workshop / storage area with access to shared W.C facilities. The units benefit from roller shutter door and on-site parking.

## ACCOMMODATION

We have been informed that the approximate gross internal floor areas are as follows;

5 - 154.40 sq m (1,662 sq ft)  
6a - 189.98 sq m (2,045 sq ft)

## SERVICES

We understand that mains electricity and water are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

## BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rateable value applies;

5&5a - to be assessed  
6a - £7,700  
9h - £2,550

Interested parties should make their own enquiries as to the amount of rates payable.

## TERMS

The unit are available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent from £8,000 plus VAT per annum.

Please note there is a service charge payable on the estate, please contact the agent for further information.

## RENT

5 - £8,000 plus VAT per annum  
6a - £13,500 plus VAT per annum

## EPC

Energy ratings;

5 - tbc  
6a - tbc

## VAT

We understand that VAT is payable on the rents.

## LEGAL COSTS

Each party to pay their own legal costs incurred.

## VIEWING

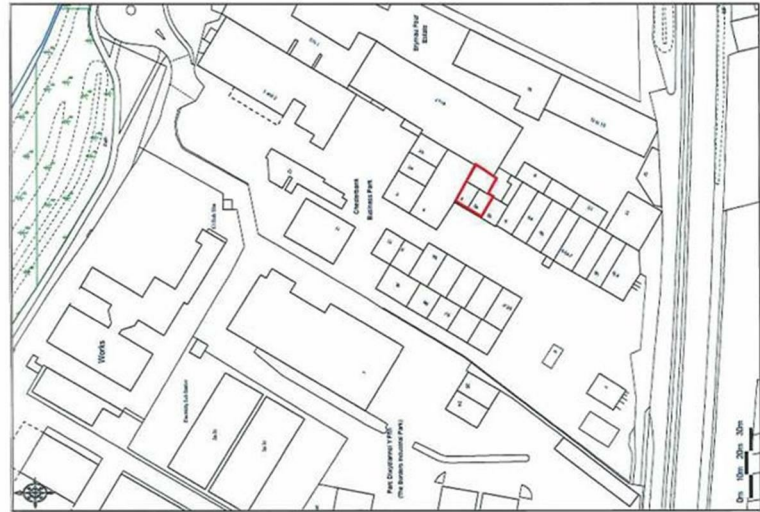
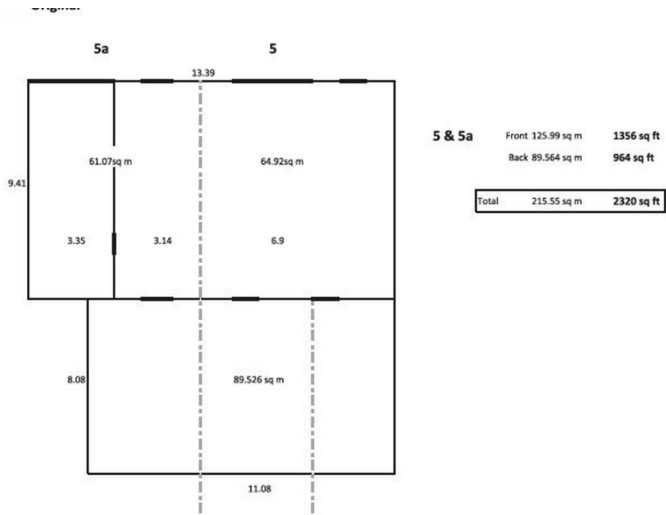
For an appointment to view or further information please contact;

Commercial List  
e: [enquiries@commerciallist.co.uk](mailto:enquiries@commerciallist.co.uk) t: 0115 784 3525

## AGENT NOTES

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.