

Unit 8 Mouldsworth Hall

Leasehold
Industrial / Warehouse

Smithy Lane, Mouldsworth, CH3 8AR

6,511 sq ft (604.9 sq m)



To Let | £50,000 Per Annum



Key information



Rent
£50,000
Per annum



Service Charge
£TBC



Rateable Value
£TBC



EPC Rating
C

Specification

Modern detached warehouse unit benefiting from the following specification:

- Modern steel portal frame construction with cladded walls and roof
- Roller shutter door access along with pedestrian access doors. A further roller shutter door can be added to the north side gable end should a tenant require
- Good size yard and access roads providing good traffic flow around the site
- Eaves height 8m
- LED lighting
- WC and office facilities can be installed within the unit, subject to agreement on final specification
- Parking on site
- Private and secure setting close to the national road network
- CCTV

Amenities



24/7 Access



Parking



Level Access
Doors



Yard



8m Eaves



Rural Location

Location

The site is located on Smithy Lane in Mouldsworth. Mouldsworth is a village and civil parish on the outskirts of Chester in the unitary authority of Cheshire West and Chester and the ceremonial county of Cheshire, England.

The property is located 8 miles north east of Chester and benefits from good access to the M56 motorway and wider road network.

Mouldsworth has a train station with a direct line between Chester and Manchester Piccadilly.

Address: Unit 8 Mouldsworth Hall, Mouldsworth, CH3 8AR

What3words: [///ethic.waddle.strutted](https://what3words.com/ethic.waddle.strutted)

Locations

J14. M6 Motorway: 5 miles

Chester: 8.5 miles

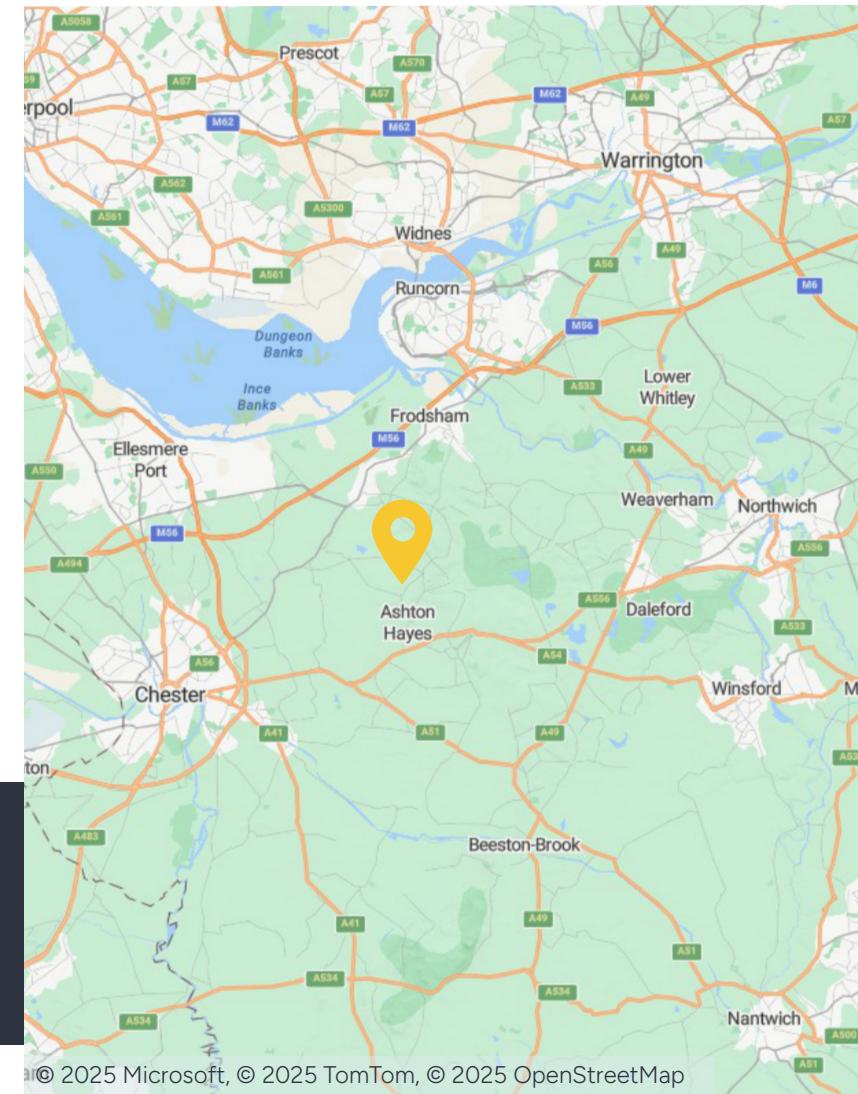
Northwich: 11 miles

Nearest station

Mouldsworth Train Station: 1 mile

Nearest airport

Liverpool John Lennon: 17.5 miles



Further information

Asking Rent

£50,000 per annum exclusive.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is C.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The property is understood not to be elected for VAT, therefore VAT is not payable.

Viewings

Strictly by prior arrangement with the joint agents.



Floor Plan



Site Plan



Contact us

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Particulars dated January 2026. Photographs dated December 2025.