

Unit 9 Mouldsworth Hall

Leasehold
Industrial / Warehouse

Smithy Lane, Mouldsworth, CH3 8AR

20,408 sq ft (1,896 sq m)



To Let | £110,000 Per Annum



Key information



Rent
£110,000
Per annum



Service Charge
£TBC



Rateable Value
£TBC



EPC Rating
A

Specification

Modern detached warehouse unit benefiting from the following specification:

- Modern steel portal frame construction with cladded walls and roofs
- Two roller shutter door access along with pedestrian access doors.
- Good size yard and access roads providing good traffic flow around the site
- Eaves heights 5.2m
- 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



5.2m 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

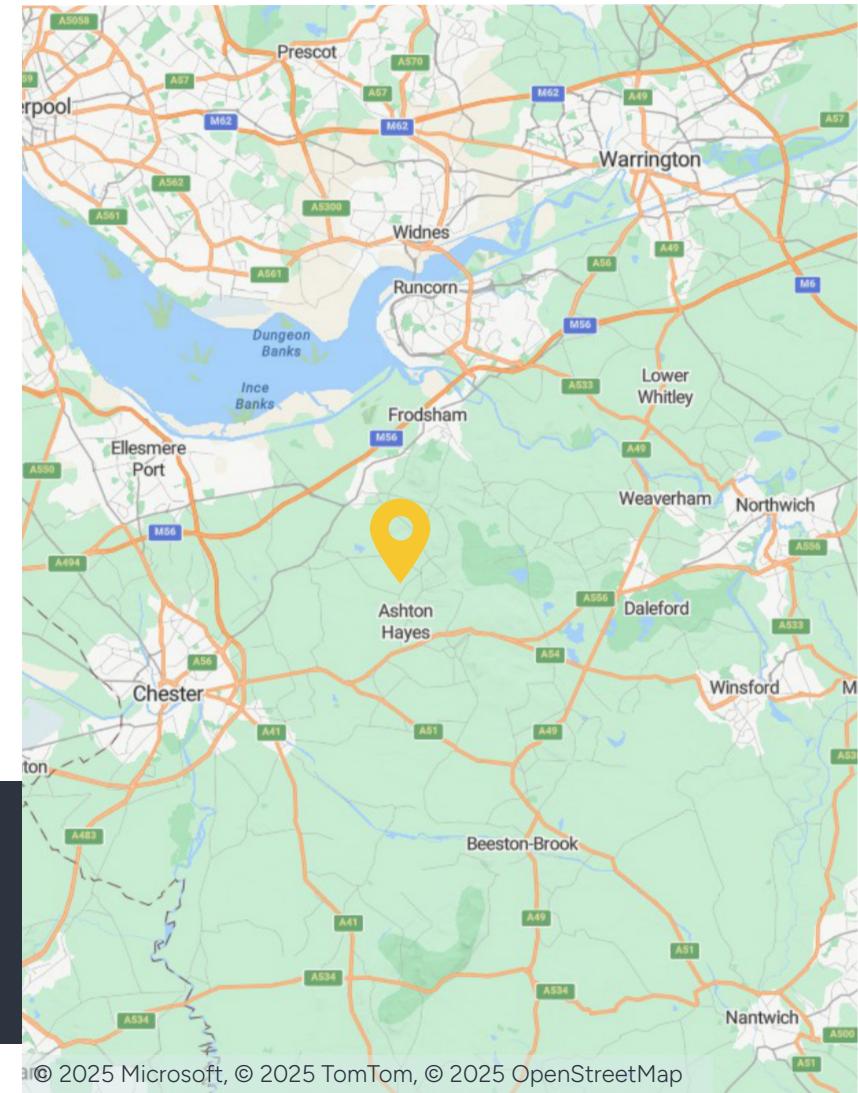
Northwich: 11 miles

Nearest station

Mouldsworth Train Station: 1 mile

Nearest airport

Liverpool John Lennon: 17.5 miles



Further information

Asking Rent

£110,000 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 A.

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

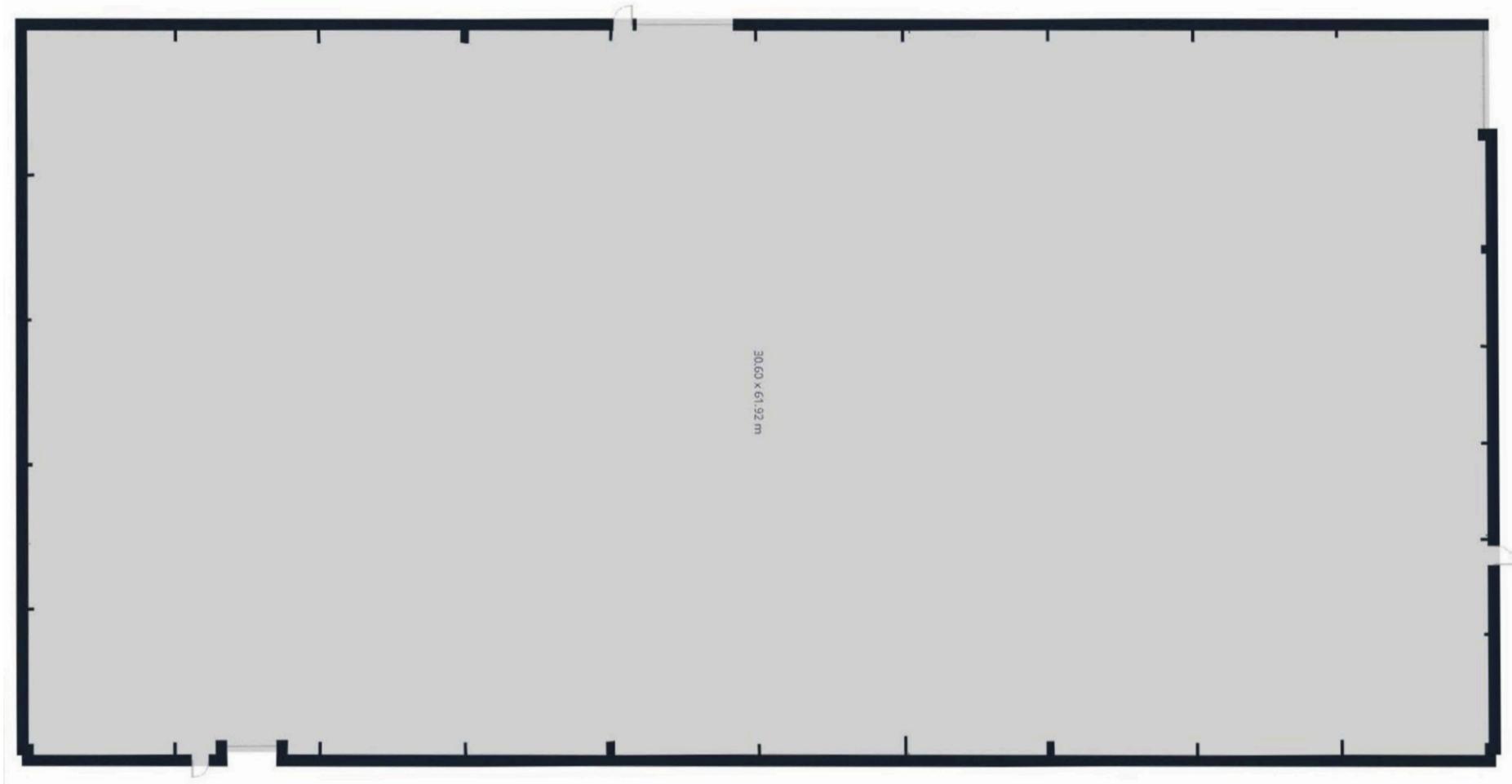
The property is understood not to be elected for VAT, therefore VAT is not payable.

Viewings

Strictly by prior arrangement with the joint agents.



Floor Plan



Site Plan



Contact us

**David Newman**

0161 214 4664

david.newman@fishergerman.co.uk

**Marcus Baumber**

0161 214 4694

marcus.baumber@fishergerman.co.uk



Or our joint agents: Legat Owen

Andy Butler

andybutler@legatowen.co.uk

Seb Dean

sebdean@legatowen.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated January 2026. Photographs dated December 2025.