

GROUND FLOOR WAREHOUSE + SUBSTANTIAL SECURE HARDSTANDING

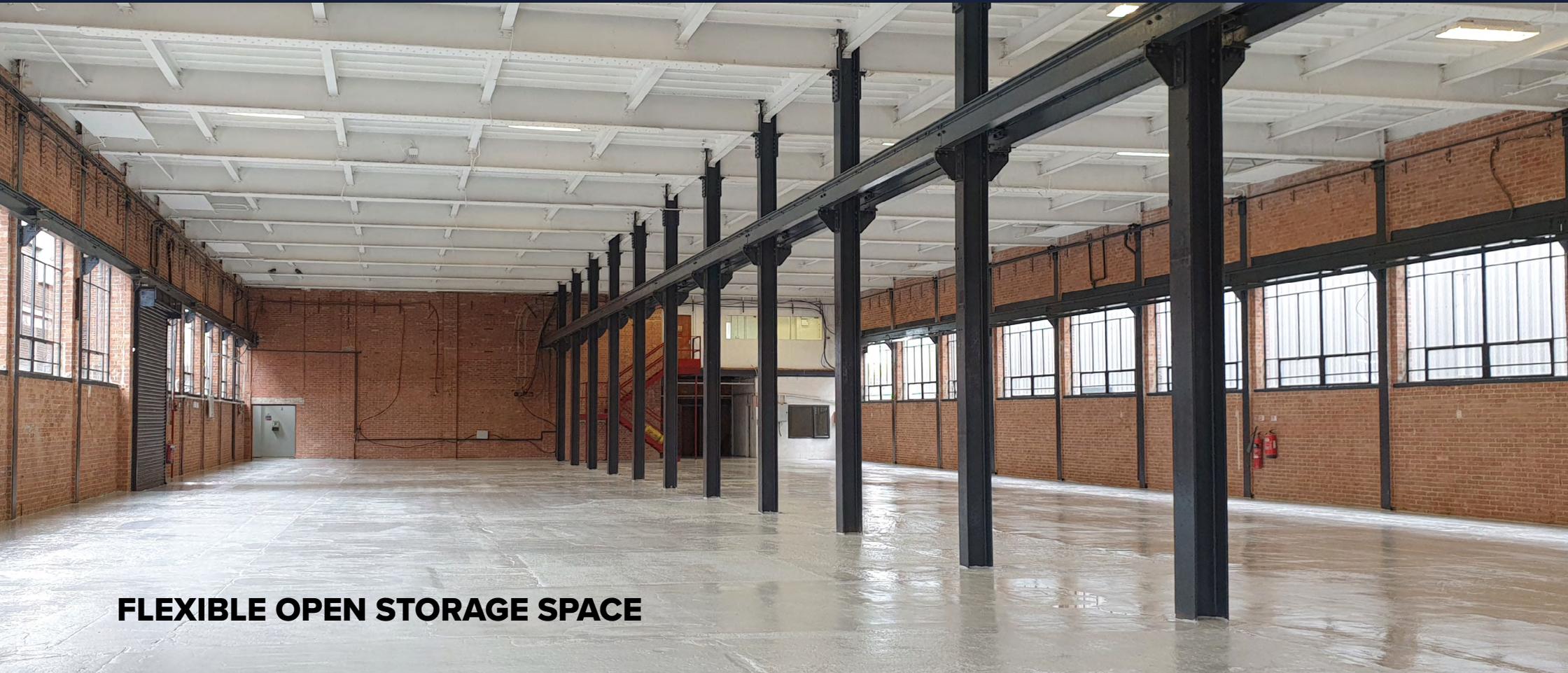
UNIT 2
DEVA WORKS

RIVER LANE, SALTNEY, CHESTER CH4 8RH

TO LET

20,007 sq ft (3,415.8 sq m)

FLEXIBLE LEASE TERMS



FLEXIBLE OPEN STORAGE SPACE

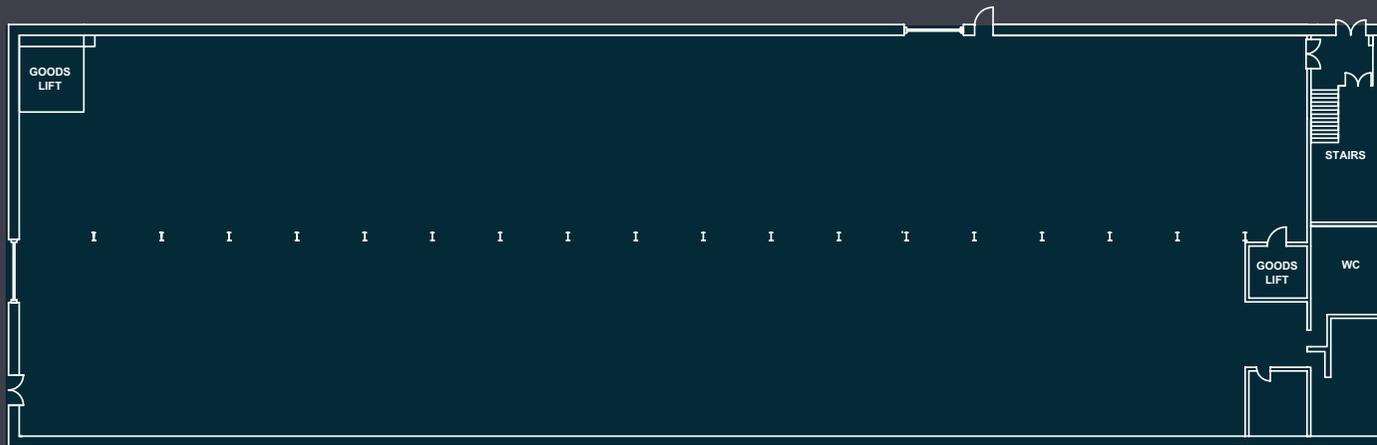


SECURE HARDSTANDING
0.28 ACRES

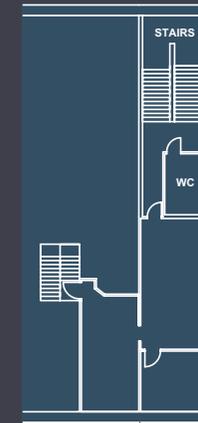


ACCOMMODATION

GROUND FLOOR



OFFICES/PERSONELL SPACE



DESCRIPTION

Unit 2 is a refurbished warehouse unit, which benefits from ground floor open plan space.

The warehouse is accessed via level loading doors to the rear and side.

Offices / WC facilities are available.

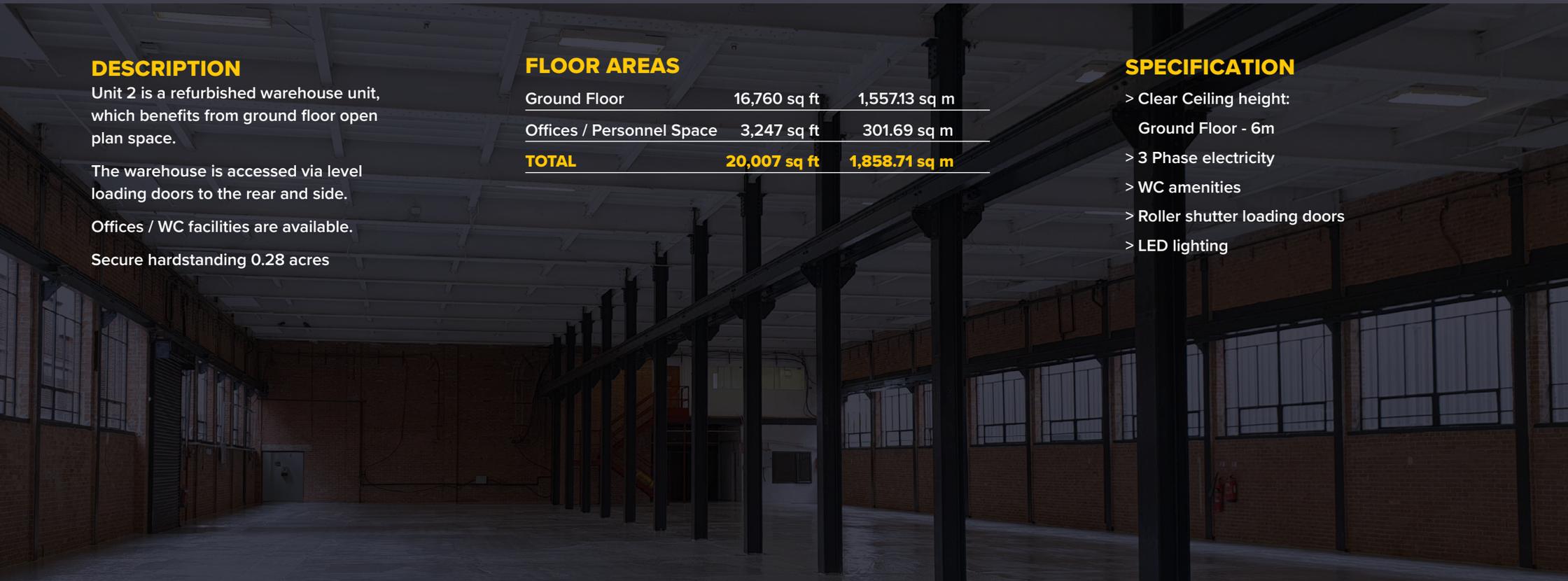
Secure hardstanding 0.28 acres

FLOOR AREAS

Ground Floor	16,760 sq ft	1,557.13 sq m
Offices / Personnel Space	3,247 sq ft	301.69 sq m
TOTAL	20,007 sq ft	1,858.71 sq m

SPECIFICATION

- > Clear Ceiling height:
Ground Floor - 6m
- > 3 Phase electricity
- > WC amenities
- > Roller shutter loading doors
- > LED lighting





UNIT 2

RIVER LANE

PARKING

ACCESS

ACCESS

BRIDGE STREET

MORRISONS SUPERMARKET ONE MINUTE VIA HIGH STREET

LOCAL OCCUPIERS INCLUDE



CONNECTIVITY

LOCATION

Unit 2 Deva Works is located fronting onto River Lane approximately 2 miles to the west of Chester City Centre. Accessed directly from the A5104 Chester Street/High Street, one of the main arterial routes into the city.

ROAD

Unit 2 Deva Works benefits from excellent road communications with the M53 (Junction 12) located 2 miles to the north east of the city centre which provides direct access to Liverpool and the M56 to Manchester.

The property is well served by bus services to Chester train and bus stations and city centre. There are also direct bus services to Wrexham every 15 minutes at peak times.

RAIL

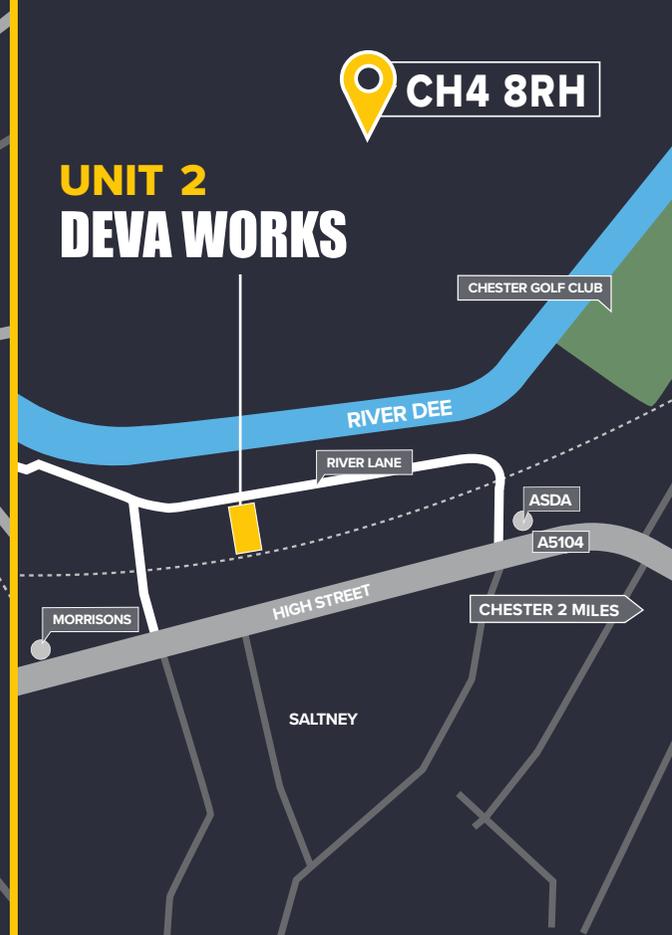
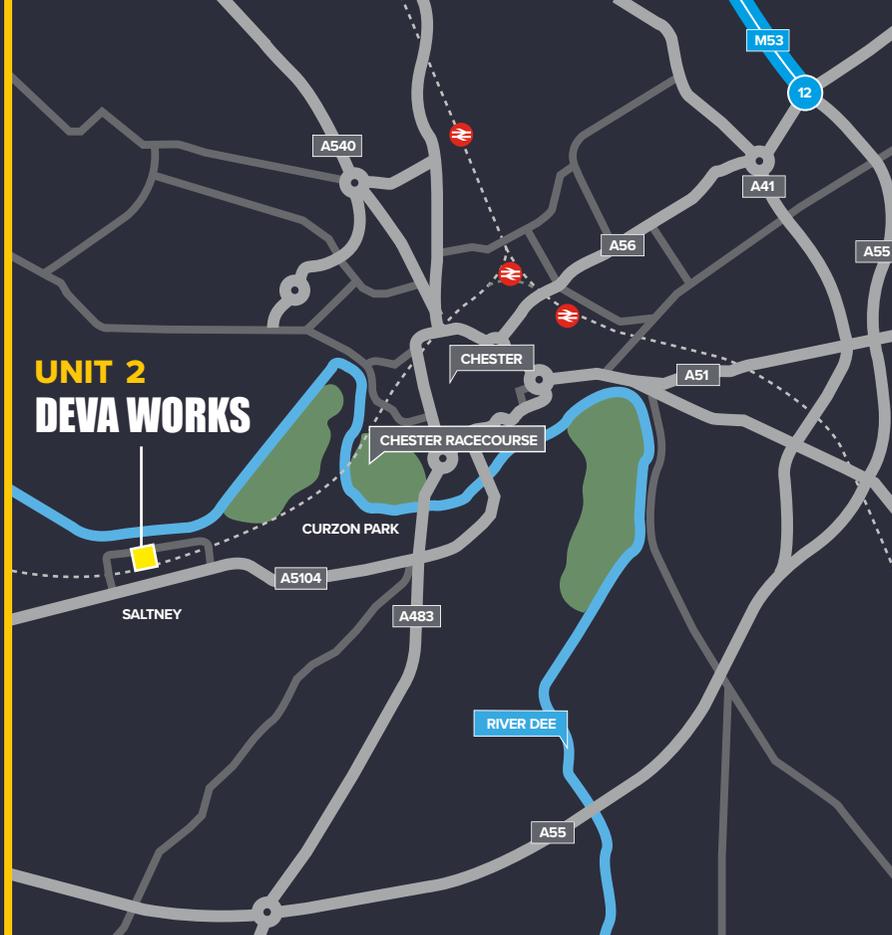
By rail, the nearest mainline station is Chester located 2 miles to the East with London Euston 2 hours 5 minutes travel time.

Manchester Piccadilly is 1 hour 5 minutes and Liverpool Lime Street 1 hour 3 minutes.

The Merseyrail network also connects through the Wirral to Liverpool and north through Merseyside to Southport and Ormskirk.

AIR

Manchester Airport and Liverpool John Lennon Airport, are both approximately 40 minutes by road from Chester. London's main airports can be reached by plane from Manchester in approximately 55 minutes.



CLOSE TO A55/M53/ M56 MOTORWAY NETWORK

A55, J36A - 3 MILES

M56, J16 / A494 - 7 MILES

M53 J12 / A55 - 9 MILES



CHESTER MAIN RAILWAY STATION WITHIN 2 MILES

LOCAL MERSEYRAIL NETWORK

LONDON EUSTON -
2 HOURS 12 MINUTES



2 MAJOR INTERNATIONAL AIRPORTS WITHIN EASY REACH

LIVERPOOL JOHN LENNON -
30 MILES

MANCHESTER AIRPORT -
40 MILES

FURTHER INFORMATION

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

Subject to assessment.

TERMS

The property is available on a short term licence. Terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

An EPC is in the process of being undertaken.

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

ANTI-MONEY LAUNDERING

Proposed occupiers agree to provide evidence of their identity, management or ownership as well as recent proof of address, photographic ID and source of funding.



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:



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