

UNIT 1 DEVA WORKS

RIVER LANE, SALTNEY, CHESTER CH4 8RH

TO LET

Refurbished Industrial Unit

UNIT 1 - 11,741 sq ft (1,091 sq m)

UNIT 1

 **CH4 8RH**



DESCRIPTION

Refurbished semi-detached industrial/warehouse unit of post & truss construction with part clad and block elevations.

Servicing is via electric roller shutter loading doors.

The units comprise a kitchenette and wc facilities.

Externally the unit benefits from loading areas and allocated parking is provided.

ACCOMMODATION

Unit 1 11,741 sq ft 1,091 sq m



Refurbished unit



8m eaves



Full height roller shutter door



WC facilities



Kitchenette facility



UNIT 1

RIVER LANE

ACCESS

RIVER LANE

ACCESS

ACCESS

BRIDGE STREET

MORRISONS SUPERMARKET ONE
MINUTE VIA HIGH STREET

LOCATION

LOCATION

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

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

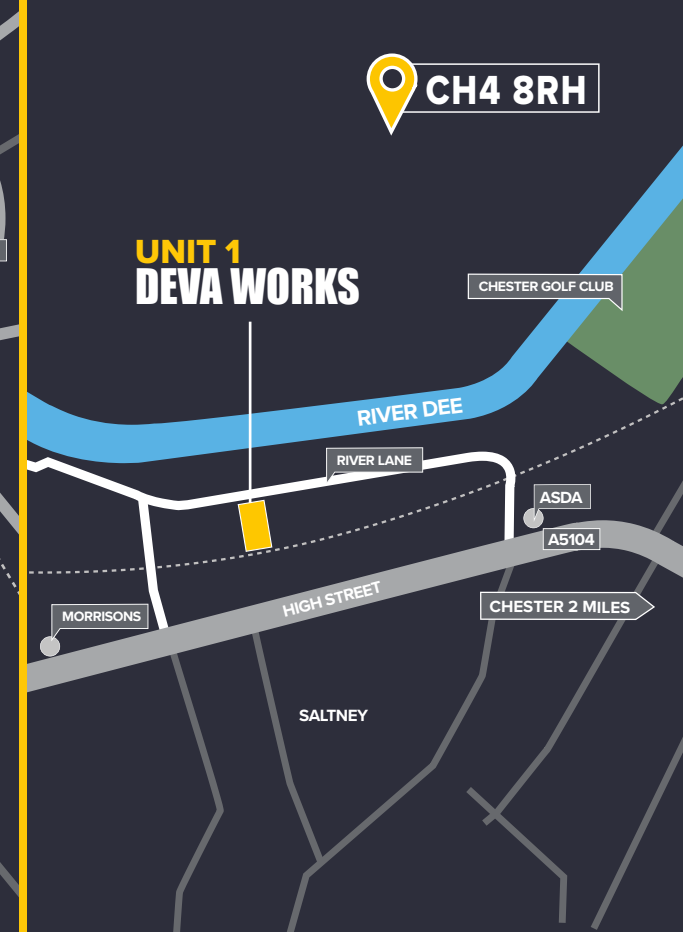
By rail, the nearest mainline station is Chester located 2 miles to the East with London Euston 2 hours 5 minutes travel time.

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

TERMS

By way of clients in house agreement.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.

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

Further information available from the agents.

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:



Guy Jackson
+44 7525 631 305
guy@rockrealestate.co.uk



Mark Diaper
+44 7734 711 409
markdiaper@legatowen.co.uk



Fraser Crewe
+44 7771 912456
fraser.crewe@bacommercial.com

Rupert Chadwick-Dunbar
+44 7919 968 086
rupertchadwickdunbar@legatowen.co.uk

Robbie Clarke
+44 7741 320910
robbie.clarke@bacommercial.com

MISREPRESENTATION ACT: Rock Real Estate, Legat Owen and BA Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: a) all particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Rock Real Estate, Legat Owen or BA Commercial has any authority to make any representation or warranty whatsoever in relation to this property.
Design: Alphabet Design, Liverpool. April 2026