



RENT
£8.50
(per sq ft)



SERVICE CHARGE
£TBC
(per sq ft)



Phase 1 - Borders II Industrial Estate

Saltney, Chester, CH4 8RJ

Detached Warehouse Unit | 5,500 Sq Ft plus potential for c. 1 acre of Yard Space



TO LET

Location

Borders II Industrial Estate is a well-established industrial location, with access directly onto River Lane, a well established Trade Counter Industrial & Commercial location in its own right in the Chester area.

The site is situated approximately 2.5 miles to the west of Chester City Centre and is accessed directly from the Chester Road (A5104), one of the main arterial roads into the City Centre from the west.

The immediate area has seen considerable development and industrial regeneration in recent years, as well new residential housing. Broughton Retail Park is also within 2 miles and provides approximately 300,000 sq ft of retailing accommodation.

The area has excellent connections to the North West of England and North Wales via the A55 Expressway.

Description

Units at Borders II Industrial Estate will comprise new build industrial/warehouse units constructed of steel portal frame clad with plastic coated metal insulated panels beneath a roof of similar materials incorporating approximately 15% light panels.

Units are finished to a good shell specification incorporating 5.7m eaves (6.8m to the ridge) with three electrically operated sectional up and over doors with dimensions of 3m (w) x 6m (h). The unit/s are available as a single unit or as split into 3 smaller units and will be completed to a Shell Specification.

There is the potential for office accommodation.

Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
	5,500	510.95

One acre of yard available - rental on application.





Further information



Lease Terms

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

Rent

The rent is based on £8.50 per sq ft.

Rent Deposit

A rent deposit may be requested depending on credit check.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

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.

Legal Costs

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

Service Charge

A guide from the Agents is available.

EPC

An Energy Performance Certificate is in the course of preparation.

Fixtures & Fittings

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

Anti Money Laundering

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

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.





**The completed development
will consist of four terraces.**

**For more information,
please contact the agents.**

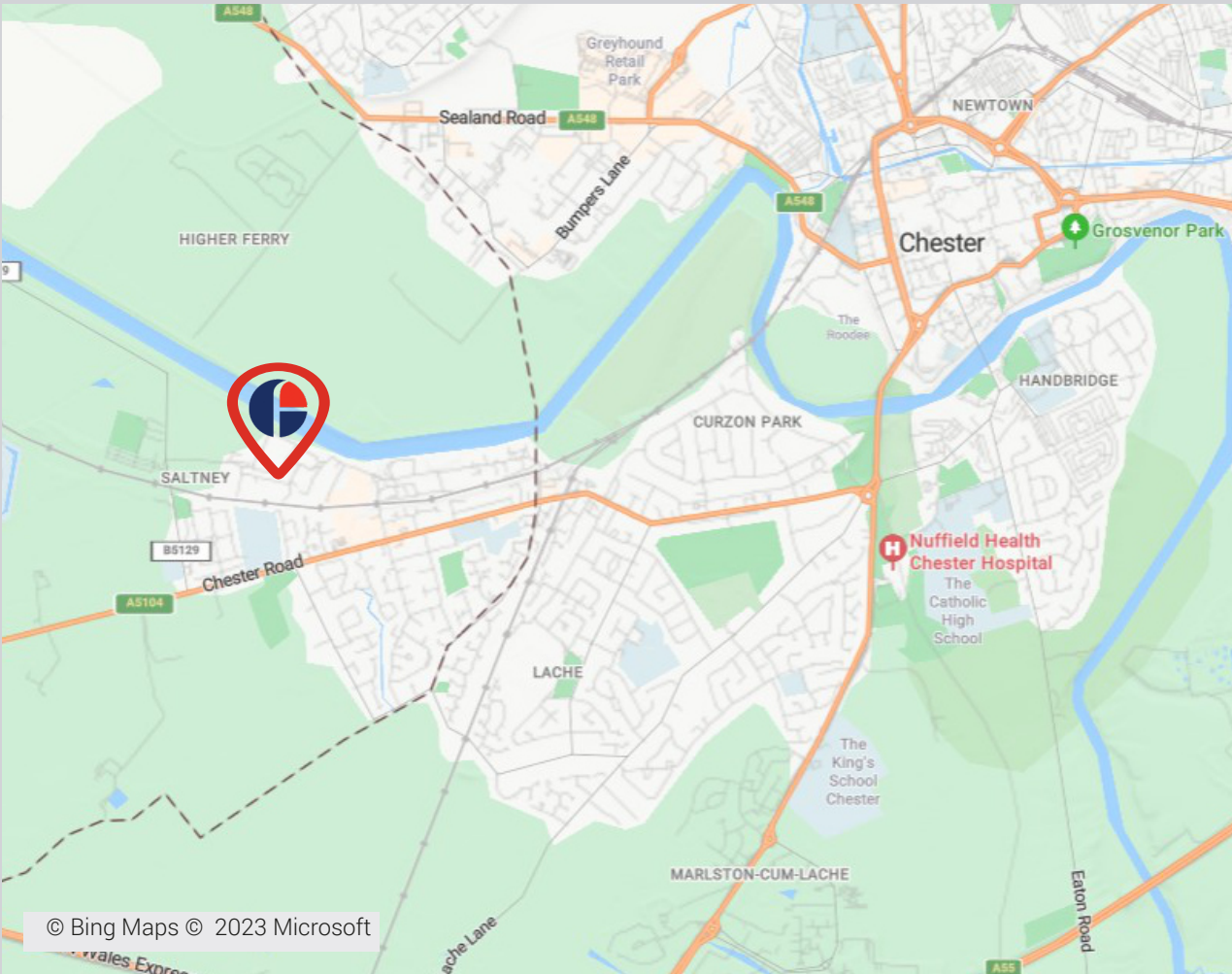




The unit can be combined with the area outlined in red as one acre of additional hardstanding / yard area.

For information on costs, please contact the agents.

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	Approximate Travel Distances
	Locations - Chester - 3 miles - Wrexham - 12 miles - Ellesmere Port - 9.5 miles
	Nearest Station Chester - 3.5 miles
	Nearest Airport Liverpool John Lennon - 25 miles

	Viewings
	David Newman 07770 741937 - david.newman@fishergerman.co.uk
	Sam Guest 07932 640633 - sam.guest@fishergerman.co.uk
	Robbie Clarke 07741 320910 - robbie.clarke@bacommercial.com

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Particulars dated March 2024. Photographs dated February 2024.