

# Unit 1, Monument Place

Leasehold  
Industrial Warehouse

Churton Road, Farndon, Cheshire, CH3 6QP

5,961 Sq Ft (553.79 Sq M)



**To Let | £36,000 pax**





## Key information



### Rent

£36,000 (per annum exclusive)



### Rates Payable

£9,381.20



### EPC rating

D

## Unit 1, Monument Place

5,961 Sq Ft (553.79 Sq M)

### Description

Unit 1 comprises a detached industrial warehouse unit which is presently divided by a stud partition to provide two large warehouse areas. The unit has the benefit of office accommodation, a kitchen as well as male and female WCs.

The unit is accessible via two roller shutter doors which are located at either gable end of the unit or by way of a pedestrian access to the offices.

Externally, there is a surfaced yard and parking located to the front and rear of the property providing 26 car parking spaces and 2 EV charging spaces.

### Amenities



26 Spaces



2 Roller  
Shutters



Rural  
Location



3.36m Clear  
Height



2 EV  
Spaces



£36,000 pa  
+ VAT

Location

Monument Place is situated in an attractive rural location approximately 0.5 miles north of Farndon, 0.7 miles south of Churton village and 7.5 miles south of Chester. Chester Road provides a link to the B5130 to the north and through to the centre of Chester, also connecting through the centre of Farndon and the A534, between Barton and Wrexham Roads.

Accommodation

Description	Sq Ft	Sq M
Warehouse	4,311	400.50
Office Accommodation	1,650	153.29
Total	5,961	553.79

Locations

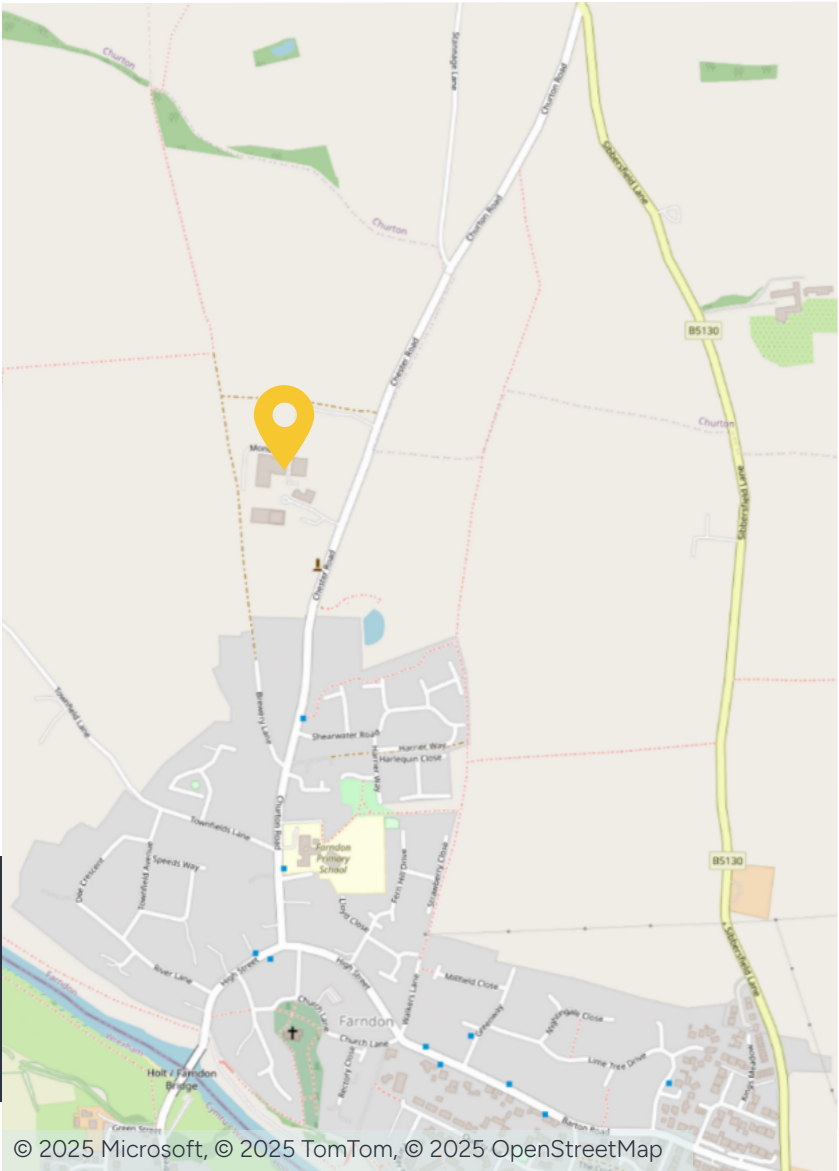
Churton: 0.7 miles  
Chester: 7.5 miles  
Wrexham: 8 miles

Nearest station

Chester: 8.2 miles

Nearest airport

Liverpool John Lennon: 32 miles



## Further information

### Lease Terms

The accommodation is available to let on terms to be agreed. The terms are available on request from the letting agent Fisher German LLP.

### Rent

£36,000 per annum exclusive of VAT.

### Tenure

The property is available by way of a new FRI lease for a term of years to be agreed between the parties.

### Business Rates

Gym & Premises: £15,500

Cafe Premises: £3,300

Interested parties should make their own enquiries with the Local Authority.

### Services

Mains water, private drainage and 3-phase power are understood to be connected. The agents do not test any of the services and interested parties should make their own enquiries into their connection and adequacy.

### EPC

The EPC rating is D. A full report will be made available upon request.

### Service Charge

A service charge will be payable for the maintenance of any common areas.

### Legal Costs

Each party will be responsible for their own legal costs.

### Property Insurance

The landlord insures the premises and reclaims the premium from the tenant.

### References

The successful tenant will need to provide satisfactory references for approval.

### 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.

### Viewings

Strictly by prior arrangement with the sole agents.



# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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**Particulars dated May 2025. Photographs dated May 2025.**



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