

TO LET

Detached Warehouse Units
7,000 - 38,675 SQ FT

BRYMAU TWO
RIVER LANE SALTNEY CH4 8RQ



UNDERGOING EXTENSIVE REFURBISHMENT

AVAILABLE
JANUARY 2023



LOCATION

Brymau 2 is located in Saltney, 2 miles south west of Chester City Centre on the Welsh border, within the county of Flintshire.

The property is located on River Lane which is accessed via the A5104 a principal vehicular thoroughfare providing links between Chester and North Wales conurbations.

The estate benefits from excellent road communications with the M53 and M56 located within 5 miles of the subject and providing excellent connectivity to the wider national motorway network

By rail, the nearest mainline station is Chester (fastest train times) to; London Euston (2 hours 5 minutes), Manchester Piccadilly (1 hour 5 minutes) and Liverpool Lime Street (1 hour 3 minutes).



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LOCATION

DESCRIPTION

AERIAL

FURTHER INFO

DESCRIPTION

The property comprises two modern, detached, industrial buildings and provides a total of 38,675 sq ft across two building's constructed to the following base specification:-



PART BRICK/PART PROFILE METAL CLAD ELEVATIONS



STEEL PORTAL FRAME CONSTRUCTION



6M EAVES



POWER 500 KVA



1 LEVEL ACCESS LOADING DOOR



SHARED SERVICE YARD



2 ACRE PLOT



OFFICE/ STAFF ACCOMMODATION

*The property is due to be extensively refurbished alongside Brymau 6 which comprises a detached industrial warehouse unit extending to 15,769 sq ft.



ACCOMMODATION:

UNIT	SQ M	SQ FT
Building 1A	673	7,245
Building 1B	673	7,245
Building 2	2,247	24,184
TOTAL	3,583	38,674



**SALTNEY IS A
THRIVING COMMERCIAL
CENTRE, POPULAR
WITH TRADE COUNTER,
MANUFACTURING &
DISTRIBUTION OCCUPIERS**

TERMS

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

RENTAL

Price on Application.

LEGAL COSTS

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

VAT

All prices, outgoings and rental are subject to VAT the prevailing rate.

CODE FOR LEASING 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.

RATEABLE VALUE

The property will be subject to reassessment for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

A new EPC will be commissioned on completion of the refurbishment works.



On behalf of



CONTACT

For further details or to arrange an inspection please contact: -

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