



TO LET

WAREHOUSE, OFFICE & FORECOURT

6,025 sq.ft. (559.74 sq.m.)

Unit 1, Station Road, Chester, CH1 3DR

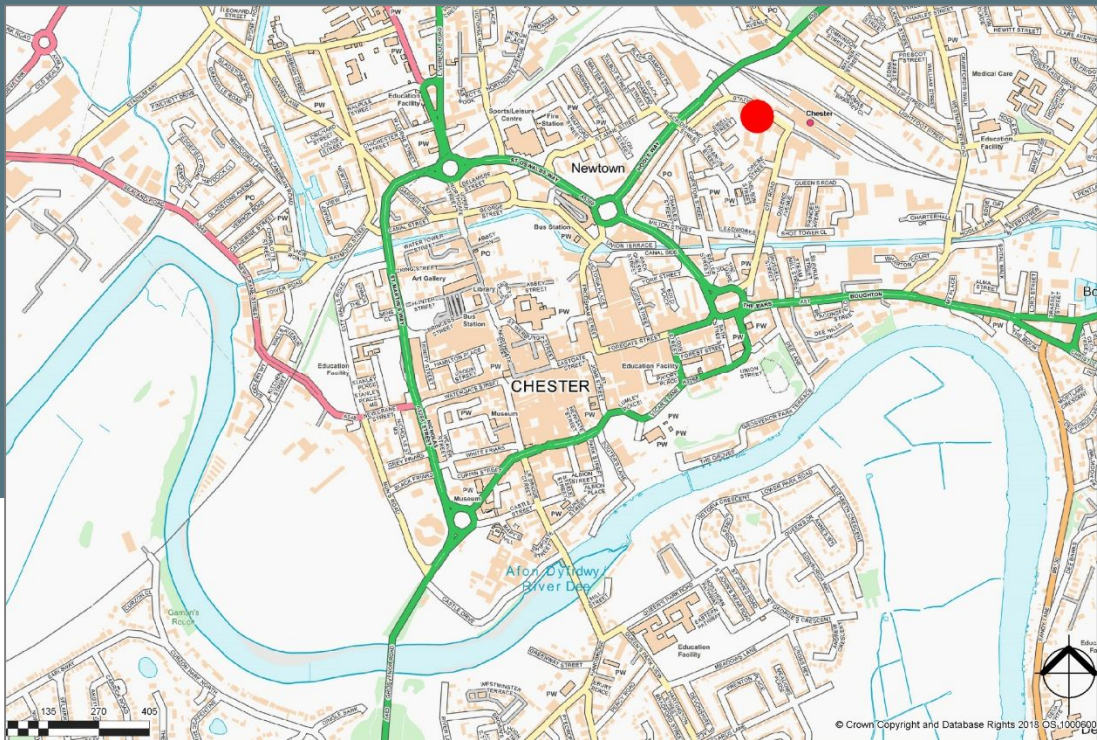
- Chester City Centre - Central Location
- Excellent Transport Networks
- Potential For Trade Use

LOCATION

The unit is located along the well-connected Station Road within Chester City Centre. The premises has direct access via the A56 to the M53, connecting the unit to wider national motorway networks.

The premises have excellent public transport connections, being opposite Chester Train Station, with direct services to Liverpool, Manchester & London. There are also bus stops and taxi ranks located along Station Road.

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Description

The unit is of steel portal frame construction, benefitting from mezzanine level office space, and an eaves height of 7.5m. The unit is accessed via two loading doors, one electric roller shutter and a concertina door.

The unit has toilet facilities, concrete slab flooring, strip lighting, three-phase power, and a 3 tonne overhead crane.

Areas

Warehouse	4,911 sq.ft. (456.3 sq.m.)
Mezzanine Office	794 sq.ft. (73.7 sq.m.)
Mezzanine Storage	320 sq.ft. (29.7 sq.m.)
Total	6,025 sq.ft. (559.7 sq.m.)

Tenure

The premises are available to let by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£36,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

To be reassessed.

Service Charge

TBC

Insurance

£1,500 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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Viewing

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