

Workshop with Office

14 – 15 Brymau Four Trading Estate

📍 River Lane, Saltney, Chester, CH4 8RF



UNIT TYPE: INDUSTRIAL

PROPERTY SIZE: 5,760 sq ft

Internal View



Unit Summary

- Industrial unit to be refurbished
- Established location with the River Lane industrial area
- Previous Planning use D1/D2 gymnasium
- Parking areas

Occupational Costs

Rent	£37,444 pa
Rateable value	£12,000
Service Charge	£2,016 pa
Insurance	TBC

* Business rates not included in rent but 100% business rates relief available for eligible businesses subject to local authority confirmation

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Internal View



Map



Location

River Lane is situated approximately 2 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 as significant new residential housing. Broughton Retail Park is also within two miles and provides approximately 300,000 sq ft of shopping. The area has excellent connections to the North West of England and North Wales, via the A55 Expressway.

Road: A55 Expressway 2.5 Miles

Rail: The property is located 3 mile from Chester City Railway Station.

Brief Description

The unit comprises a single storey open plan warehouse within a multi-let Estate. The property is of brick construction with a trussed roof system.

The property currently has one roller shutter door entrance, however the landlord is undertaking refurbishment works, which include:-

- New concrete floor with resin finish
- Repainted
- LED lights fitted
- New pedestrian entrance door
- 2 x electric roller shutter door entrances
- Fire exits

UNIT TYPE: INDUSTRIAL

LEASE TYPE: full repairing and insuring

Contact

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