

**CHESTERBANK BUSINESS PARK
RIVER LANE
SALTNEY, CHESTER**



TO LET

Workshop & storage accommodation in popular location

Flexible terms

Unit 6A – 2,045 Sq Ft

LOCATION

Chesterbank Business Park is located within the well-established River Lane industrial area, which has a range of trade counter industrial and commercial occupiers, which include Plumb Centre, City Plumbing Supplies, Go Outdoors, Newy & Eyre and Asda.

River Lane is located approximately 2 miles to the west of Chester, and is accessed directly from the Chester Road, A5104, one of the main arterial roads into the City Centre from the west.

It should be also noted that the Airbus factory is located within 3 miles.

Please refer to location plan attached.

DESCRIPTION

Chesterbank Business Park comprises a range of units and warehouses.

Please see accommodation schedule for current availability.

LEASE

The properties are available to let on a standard lease document for a minimum period of three years on the equivalent of Full Repairing & Insuring terms.

SERVICE CHARGE

A service charge is applicable to the maintenance and management of common areas, further information available from the Agents.

BUILDING INSURANCE

The landlord will insure the property and recharge the premium directly to the tenant.

RENT DEPOSIT

A rent deposit of one rental plus VAT may be requested.

RATES

A guide can be provided by the Agents.

SERVICES

All main services are available or connected to the property subject to statutory regulations.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

EPC Certificates are available upon request.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester
01244 351212

FAO: Howard Cole & Fraser Crewe

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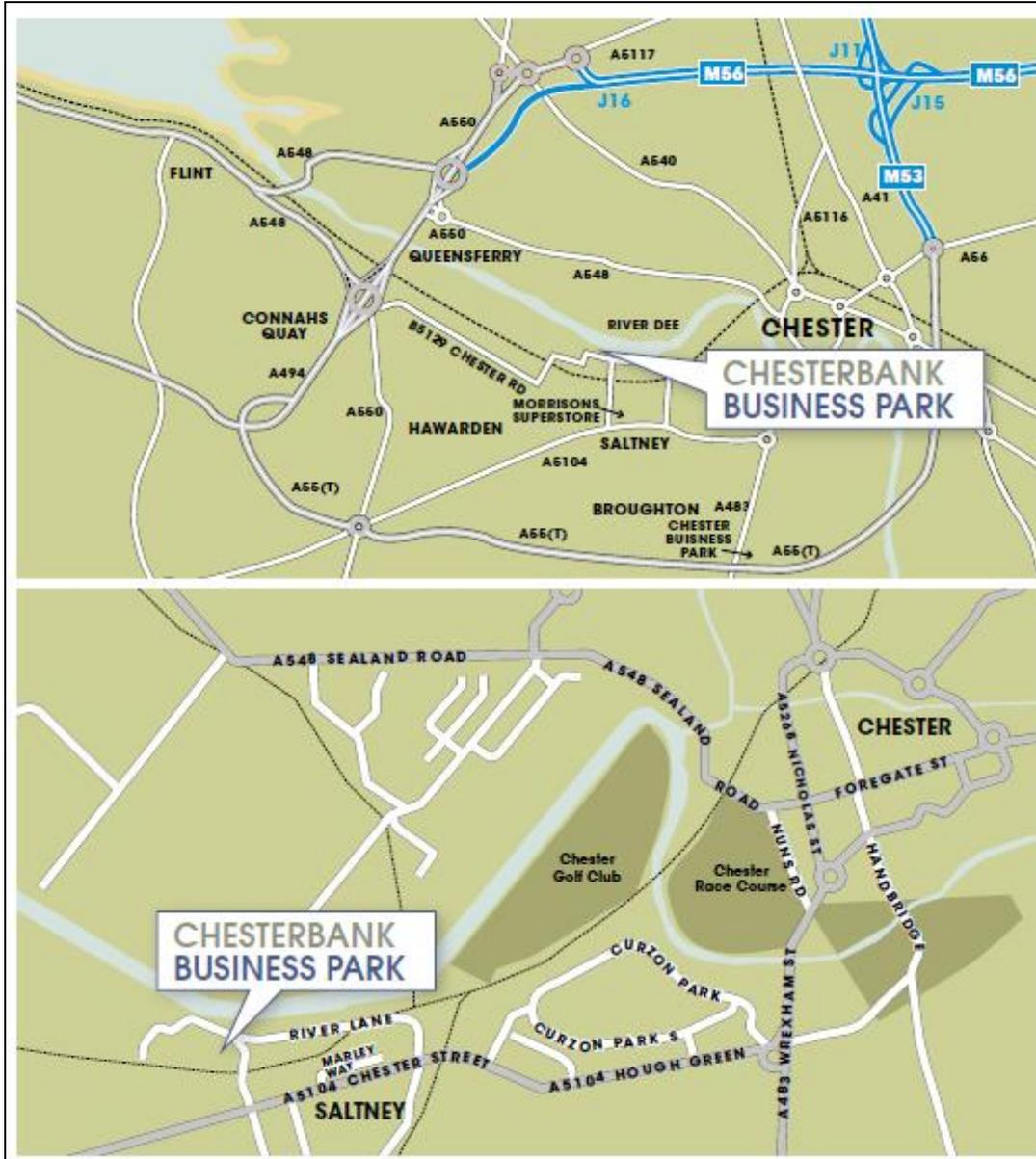


SUBJECT TO CONTRACT

ACCOMMODATION SCHEDULE

Unit	Sq M	Sq Ft	Rental pa	Service Charge pa	Insurance pa	Status
6A	189.98	2,045	£8,200	£1,086.59	£352.16	Available





IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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