

**RIVERSIDE WORKS  
SALTNEY  
CHESTER, CH4 8RS**



**FOR SALE/TO LET**

**A range of industrial/warehouse buildings & land**

**Land 0.5 acres to 1 acre**

**Buildings from 5,977 sq ft to 104,000 sq ft**

**Well established industrial location**

**Suitable for a variety of uses**

## LOCATION

Riverside Works is located along River Lane, a well-established industrial location closely linked to Chester, albeit located in Flintshire.

The location benefits from excellent road communications with the M53 (Junction 12) located 2 miles to the north east of the city centre which provides direct access to Liverpool and the M56. In addition the A55, A583 and A41 provide access around the city centre.

Nearby occupiers include Plumb Centre, City Plumbing Supplies, Go-Outdoors, Newy & Eyre, Asda and Morrisons.

Airbus, one of the largest manufacturing plants in the United Kingdom, is located approximately 3 miles from the property.

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.

## DESCRIPTION

The entire facility as existing extends to 149,194 sq ft (13,860.5 sq m) on a site of approximately 8.22 acres (3.32 ha) and comprises some 16 buildings.

The buildings can best be described as follows:

### Building 5

This comprises a brick built part one storey, part two storey building which incorporates staff amenity facilities and a fitting shop to the ground floor and first floor offices.

### Building 6/7

Warehouse premises of steel portal framed construction, with canopy area joining.

### Buildings 8, 9, 10

This comprises a three bay warehouse of steel portal frame construction with a pitched roof which is lined and incorporates roof lights with a mixture of blockwork and internally clad walls.

### Building 11

This comprises a brick built single storey office with a profile metal clad roof.

### Building 12

This comprises a steel portal frame constructed building which incorporates a large amount of plant and machinery and extraction ducting. Attached to one elevation is a small canopy area.

Internally the property benefits from a number of blockwork small office pods.

### Building 13

A single bay steel portal framed industrial unit.

### Building 16

Brick built store with a cement sheet roof of steel frame construction with a concrete floor.

## External Areas

The site benefits from a good sized parking area to the front of the main office buildings and benefits from vehicular access for HGVs around the entire site.



*Units 1-3 & 4 are to be demolished and a 1 acre compound provided*

## Land

Please note that areas of land from 0.5 acre up to 1 acre can be developed. Buildings 1 – 4 are due to be demolished, which will provide a single acre plot towards the front elevation of the site.

## ACCOMMODATION/PURCHASE PRICE & RENTAL

UNIT	DESCRIPTION	SQ M	SQ FT	RENTAL (£)	PURCHASE PRICE (£)
Unit 5	Workshop and offices	555	5,977	£30,000	£300,000
Unit 6	Warehouse	732	7,876	£31,500	£315,000
Unit 8	Warehouse/industrial	1,241	13,352	£41,000	£410,000
Unit 9	Warehouse/industrial - front	1,346	14,488	£43,500	£435,000
Unit 10	Warehouse/industrial - front	860	9,257	£27,750	£280,000
Units 9 & 10	Rear	696	7,492	£22,500	£230,000
Unit 11	Offices	188	2,023	£10,200	£120,000
Unit 12	Warehouse/industrial	3,010	32,403	£89,200	£810,075
Unit 13	Warehouse/industrial	963	10,362	£31,086	£310,860
Unit 15	To be re-built				
Unit 16	Store	64	689	£2,756	£27,560
Compound 1	Formally buildings 1-4		1 Acre	£20,000	£200,000
Compound 2	Rear land - to be assessed - approx 1 acre		1 Acre	£20,000	£200,000

### LEASE

Leases are available on the basis of Full Repairing & Insuring terms.

### SERVICE CHARGE

A service charge will be applicable for the maintenance of common areas, a guide can be provided by the Agents.

### PURCHASE

The purchase will be on the basis of a 999 year lease.

### RATES

The units will need to be reassessed for rating purposes.

For further information interested parties are advised to contact the Local Rating Authority, Flintshire County Council.

### 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

A full copy of the Energy Performance Certificates are available upon request from the agents.

### PLANS/PHOTOGRAPHS

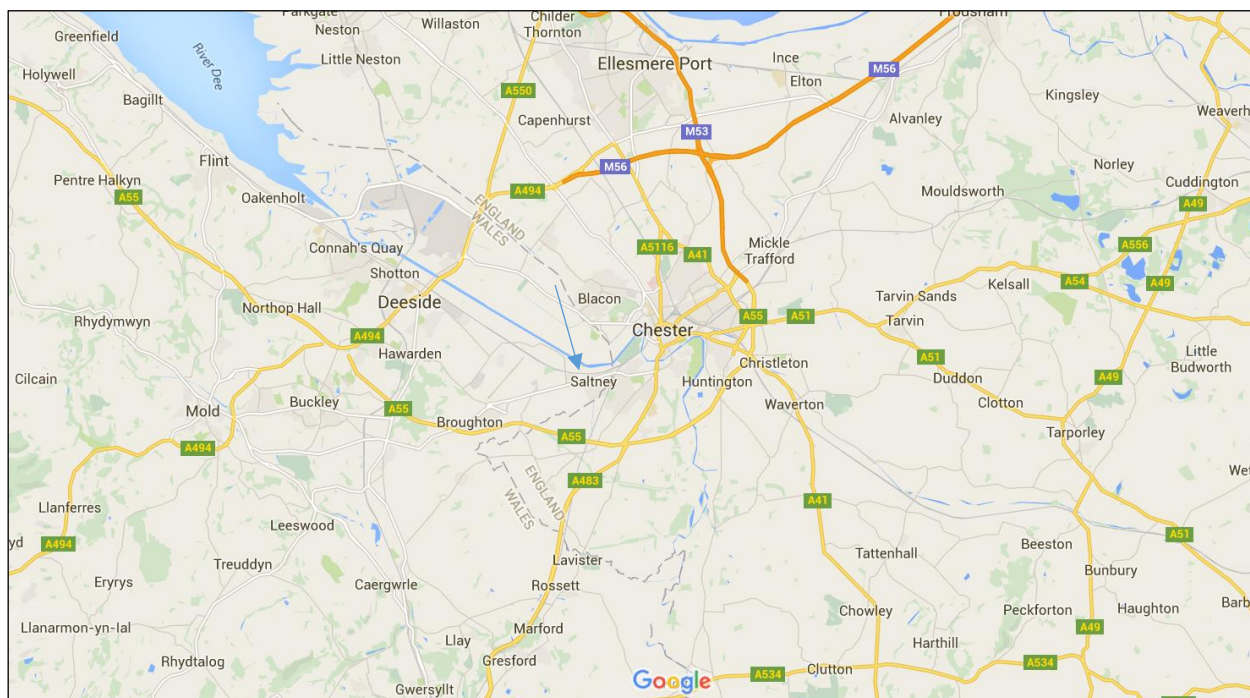
Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

### VIEWING

Strictly by appointment through the sole agents Beresford Adams Commercial, Chester 01244 351212. **Ref: JUNE16 FC/MJ**

### SUBJECT TO CONTRACT





### IMPORTANT NOTICE

Beresford Adams Commercial conditions under which particulars are issued:

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