



**STERLING  
INDUSTRIAL**

**TO LET**

**INDUSTRIAL PREMISES**

**UNIT 4 & 5, CENTRAL TRADING ESTATE,  
SALTNEY, CHESTER, CH4 8SX**

**3,880 – 7,760 sq ft (360 – 720 sq m)**

**LOCATION**

Central Trading Estate is located within Chester, approximately 20 miles south of Liverpool, 38 miles south west of Manchester. The estate 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. 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).

**DESCRIPTION**

Central Trading Estate is a development of Trade Counter/ Warehouse Units. The accommodation is principally open plan with servicing by way of a roller shutter loading door in the front elevation. The units benefit from a part glazed Trade Counter frontage with ample customer and staff parking.

**WOLSELEY** **W** **GT** **General Traffic** **bathstore**  
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**TO BE REFURBISHED  
TRADE COUNTER UNIT**  
**PROMINENT LOCATION**  
**EXCELLENT TRANSPORT  
LINKS**

**AVAILABLE MARCH 2019**



Indicative of a refurbished unit



Indicative Photo



Indicative Photo



## ACCOMMODATION

The unit comprises the following gross internal areas:

Unit	SQ FT	SQ M
4	3,380	360
5	3,380	360
<b>TOTAL</b>	<b>7,760</b>	<b>720</b>

## RENT

On Application. A rental deposit may be required.

## SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The 2018 budget equates to £0.45psf plus VAT.

## TENURE

The unit(s) are available by way of a new full repairing and insuring lease for a term to be agreed.

## RATING ASSESSMENT

Unit 4&5 currently has a single assessment which shows a Rateable Value of £28,500. The current business rates multiplier is 0.493, making the 2018/19 rates liability of approx. £14,050, or approximately £7,025per unit. Interested parties should verify this information.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating:-

Unit 4 – C75

Unit 5 – B41

## LEGAL COSTS

The lease shall be drafted in the Landlord's standard form.

Each Party to bear their own legal costs

## VAT

All terms are subject to VAT at the prevailing rate



## VIEWING

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