



# To Let

Modern Industrial  
Units

From 139.35m<sup>2</sup>  
(1,500ft<sup>2</sup>) up to  
623.62m<sup>2</sup> (4,560 ft<sup>2</sup>)

**Ketlan Court**  
**River Lane**  
**Saltney**  
**Chester**



## Location

The units form part of the Ketlan Court development, off River Lane, Saltney approximately 2 miles to the west of Chester within North East Wales. River Lane is an established industrial location, ideal for both industrial/warehouse operators with good road communications via the A55 (North Wales) Expressway which connects with the national motorway network.

## Description

Ketlan Court comprises a modern industrial development of 14no. units totalling some 2,833m<sup>2</sup> (30,500ft<sup>2</sup>) arranged in a series of three terraces around a central service area/car park and gym. The main structure is of steel portal frame construction clad with insulated profile plastic steel sheeting above a brick/block plinth. The units have an eaves height of approximately 5m and a floor loading of 30kn/m<sup>2</sup>. They are accessed via a manually operated roller shutter door and a personnel door to the front elevation and have wc/wb facilities.

Some of the units have been internally modified by previous tenants to include offices and other lightweight structures.

## Accommodation

Unit 3:	139.35m <sup>2</sup>	(1,500ft <sup>2</sup> )
Unit 4:	139.35m <sup>2</sup>	(1,500ft <sup>2</sup> )
Unit 5:	209.95m <sup>2</sup>	(2260 ft <sup>2</sup> )
Unit 9:	423.62m <sup>2</sup>	(4,560ft <sup>2</sup> )
Unit 12:	139.35m <sup>2</sup>	(1,500ft <sup>2</sup> )

## Terms

The units are available by way of new full repairing and insuring leases for a term of years to be agreed, incorporating a regular rent review pattern.

## Rent

Unit 3:	£7,500 pax
Unit 4:	£7,500 pax
Unit 5:	£10,500 pax
Unit 9:	£21,000 pax
Unit 12:	£7,500 pax

## Service Charge

A service charge is levied in respect of cleaning, maintenance and management of all common parts.

## Business Rates

We are informed by the Local Rating Authority that the units are assessed as follows:-

	Rateable Value	Rates (12/13) Payable
Unit 3:	£7,600	£1,300
Unit 4:	£6,000	TBA
Unit 5:	£9,000	£2,088
Unit 9:	£16,500	£7,656
Unit 12:	£6,200	£95.89

Interested parties are advised to make their own enquiries with Flintshire County Council.

## Services

All mains services are connected or available including 3 phase electricity. Interested parties are advised to make their own enquiries with the service providers.

## Legal Costs

In the usual manner the ingoing tenant will be responsible for the Landlord's reasonable legal expenses incurred in this transaction.

## VAT

Prospective tenants should note that all prices and rentals quoted are exclusive of, but may be liable to, VAT.

## Energy Performance Certificate

Certificates are attached.

For further information contact:

**David Todd**

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Subject to contract

March 2013

GVA is the trading name of GVA Grimley limited, conditions under which particulars are issued by GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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# Energy Performance Certificate

## Non-Domestic Building



3, Kettlan Court  
River Lane  
CHESTER  
CH4 8SB

Certificate Reference Number:  
9920-2914-0319-8480-8070

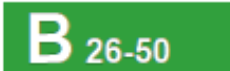
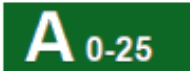
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



**85** This is how energy efficient the building is.



Less energy efficient

#### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	143
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	56.05

#### Benchmarks

Buildings similar to this one could have ratings as follows:

**31** If newly built

**84** If typical of the existing stock

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(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.  
(iii) no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.  
(iv) all rentals and prices are quoted exclusive of VAT

# Energy Performance Certificate

## Non-Domestic Building



4, Kettlan Court  
River Lane  
CHESTER  
CH4 8SB

Certificate Reference Number:  
0460-0539-4609-6292-5092

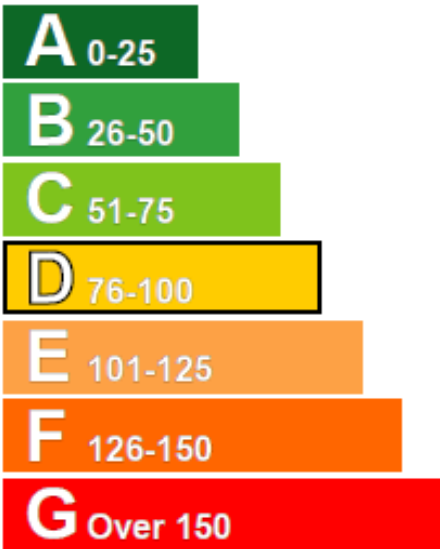
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 82 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	143
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	43.28

### Benchmarks

Buildings similar to this one could have ratings as follows:

24	If newly built
64	If typical of the existing stock

# Energy Performance Certificate

## Non-Domestic Building



5 Ketlan Court  
River Lane  
Saltney  
CHESTER  
CH4 8SB

Certificate Reference Number:  
0440-0539-6159-8194-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

← **55**

This is how energy efficient the building is.

Less energy efficient

#### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	215
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	53.35

#### Benchmarks

Buildings similar to this one could have ratings as follows:

**23** If newly built

**60** If typical of the existing stock

# Energy Performance Certificate

## Non-Domestic Building



9, Kettlan Court  
River Lane  
CHESTER  
CH4 8SB

Certificate Reference Number:  
9920-9981-0369-9430-8090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 81

This is how energy efficient the building is.

Less energy efficient

#### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	426
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	44.29

#### Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

58 If typical of the existing stock



# Energy Performance Certificate

## Non-Domestic Building



12, Ketlan Court  
River Lane  
CHESTER  
CH4 8SB

Certificate Reference Number:  
0694-9428-1830-4490-7903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ 81

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	143
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	43.57

### Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

59 If typical of the existing stock