



TO LET 103,411 SQ FT (9,607 SQ M)

- Ready for immediate occupation
- Easy access to M53, M56, A55 and the port of Holyhead
- Fully fitted two-storey offices
- 50kN/sq m concrete floor



DEVA 100, Chester West Employment Park, Chester, CH1 4QX

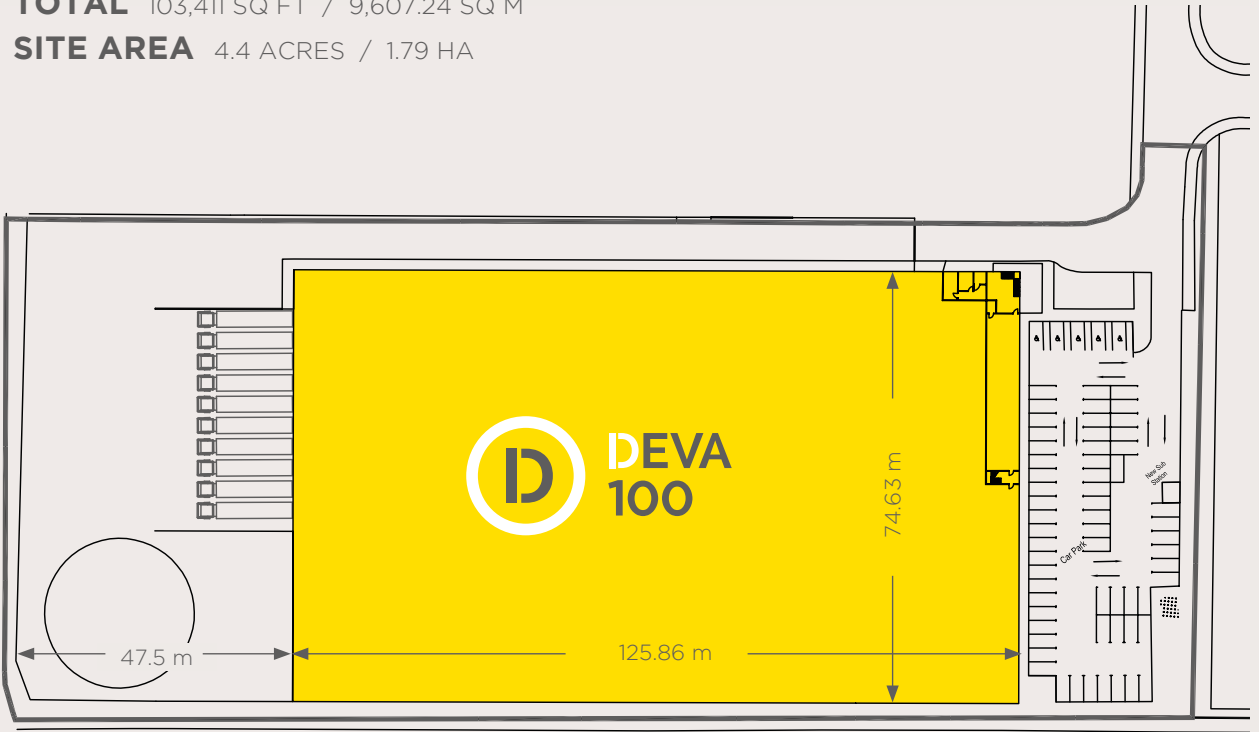
LOCATION

Chester is recognised as one of the leading commercial centres in the North West, situated approximately 18 miles south of Liverpool and 42 miles west of Manchester. The city is well served by road communications, **being three miles off the M53 and M56 motorways. The A55 North Wales expressway, provides a dual carriageway link across North Wales to Holyhead and Ireland.**

DEVA 100, Chester is immediately adjacent to Chester City Football Club and is easily accessible off Sovereign Way, the main spine road through the popular Chester West Employment Park, five miles from Deeside Industrial Park via the main A548 Sealand Road.



WAREHOUSE 98,021 SQ FT / 9,106.46 SQ M
GROUND FLOOR OFFICES 3,084 SQ FT / 286.54 SQ M
FIRST FLOOR OFFICES 2,306 SQ FT / 214.24 SQ M
TOTAL 103,411 SQ FT / 9,607.24 SQ M
SITE AREA 4.4 ACRES / 1.79 HA



- 10m Clear Internal Height
- 500 kVA
- 10 Dock Level Loading Doors
- 2 Level Access Loading Doors
- 50kN/m² Concrete Floor
- 5,000ft² of Two-Storey Offices
- 47.5m Service Yard
- 50 Car Parking Spaces
- Secure Fully Fenced Site



PLANNING
The unit has planning consent for B2/B8 uses.

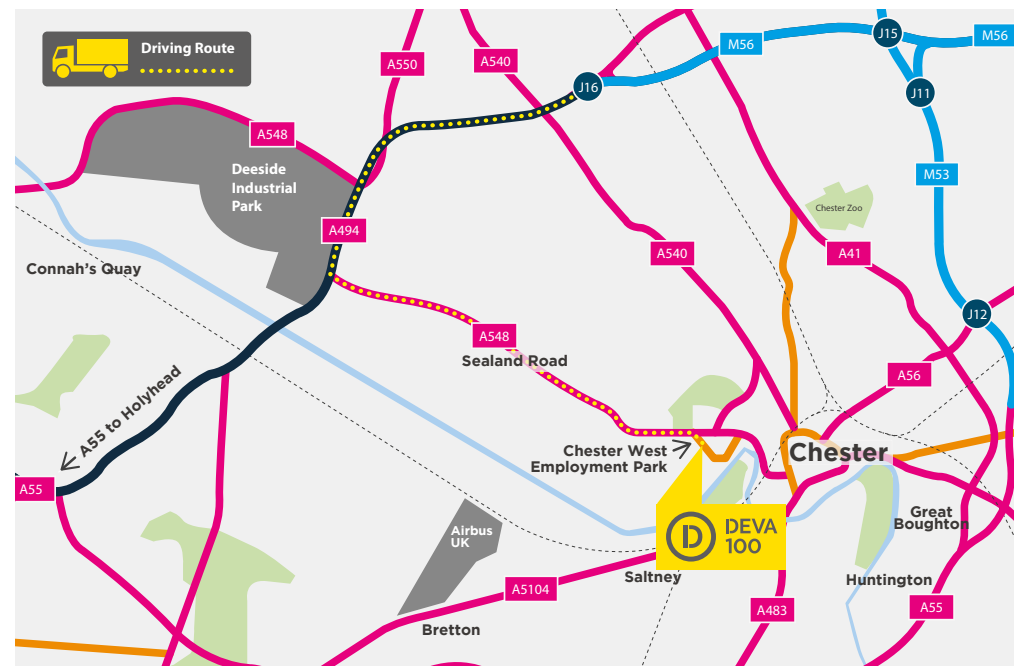
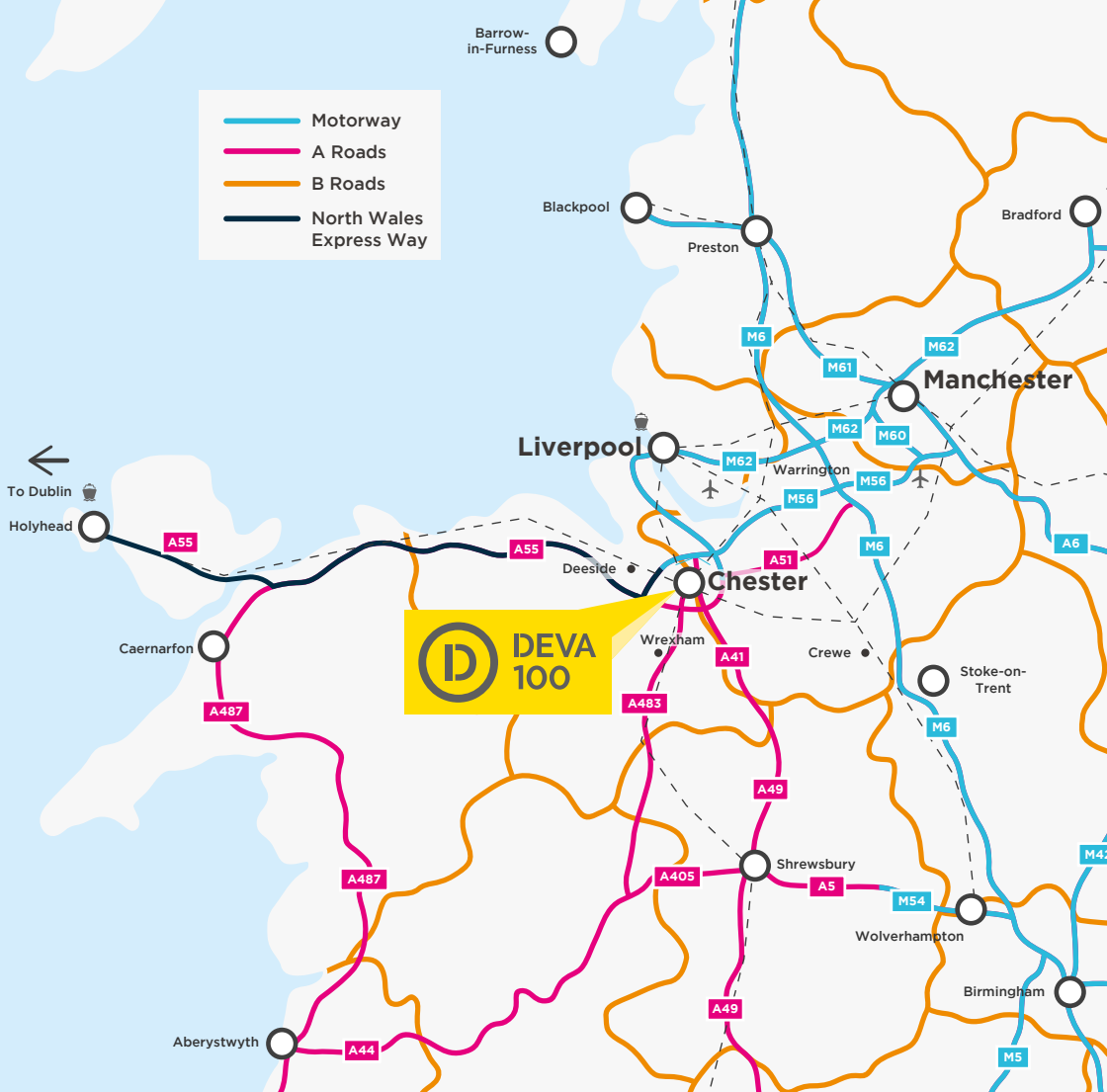
EPC RATING
An EPC certificate is available on request.

RENT
Upon application.

VAT
All rates quoted are exclusive of VAT.

TERMS
The unit is available on a new FRI lease for a term to be agreed.

GRANT ASSISTANCE
DEVA 100 is located in a Tier 2 assisted area and the potential exists for occupiers to obtain grant funded support. For further information, please contact Business Wales on Tel: 03000 603 000.



TRAVEL TIMES

By Road:

Chester	5 minutes	Port of Liverpool	45 minutes
Mostyn Docks	28 minutes	Manchester	58 minutes
M6	35 minutes	Stoke-on-Trent	1 hour
Liverpool Airport	35 minutes	Holyhead Ferry Terminal	1hr 30mins
Manchester Airport	40 minutes	Birmingham	1hr 40mins
Liverpool	40 minutes	Sheffield	1hr 50mins

VIEWING / FURTHER INFORMATION



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Asset Managers



Peloton



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