

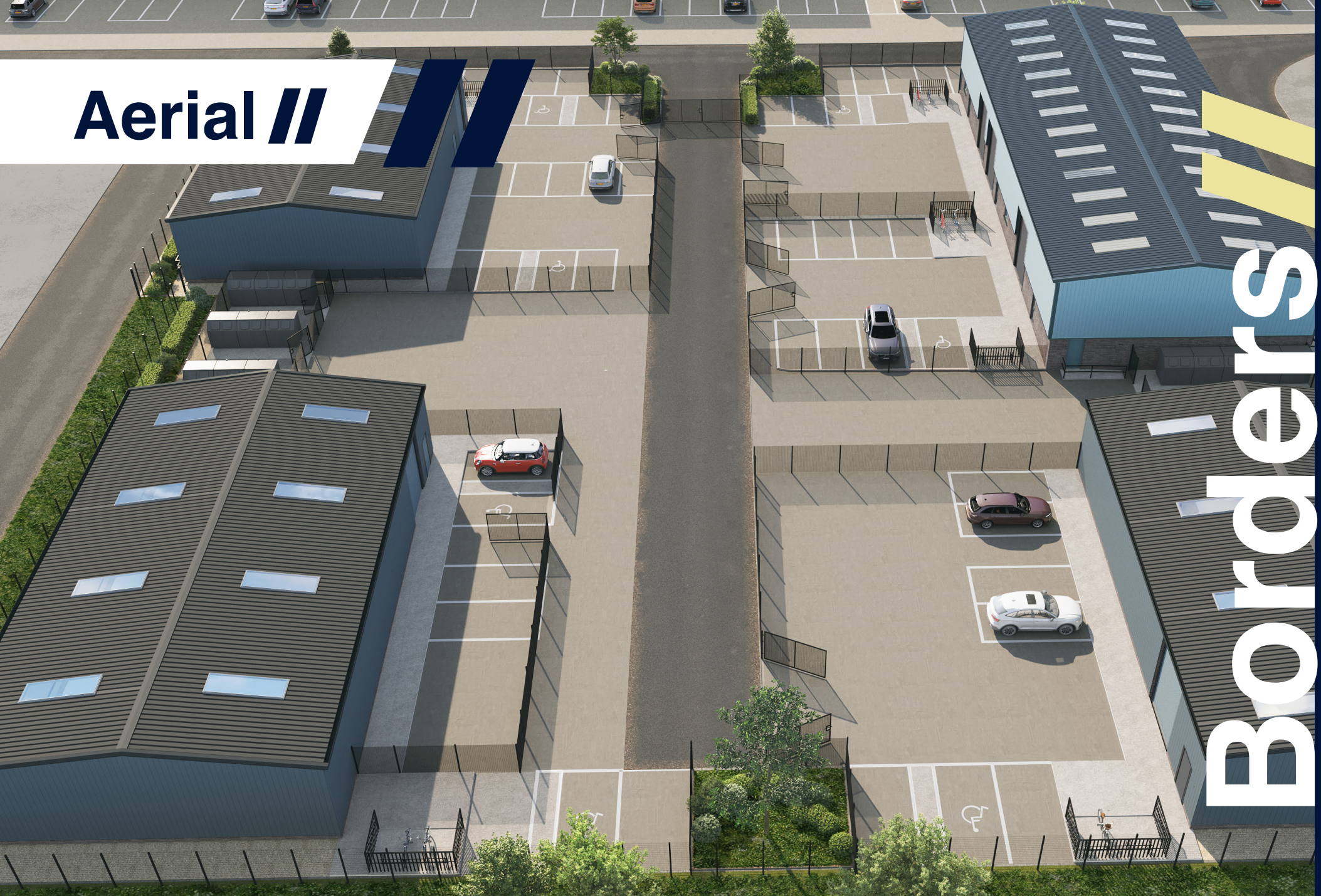
Borders//

Saltney, Chester, CH4 8RJ

- // New Build Industrial Units/ Warehouse Units
- // Prime Location for Trades, storage etc.
- // Units available in both 5500 sqf and 3200 sqf
- // Potential office accommodation
- // Available Q4 2024
- // Rental: Starting from £8.50 sq ft



Aerial //



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Location

Borders II Industrial Estate is a well established industrial location, with access directly onto River Lane, a well established Trade Counter Industrial & Commercial location in its own right in the Chester area

Nearby occupiers include:

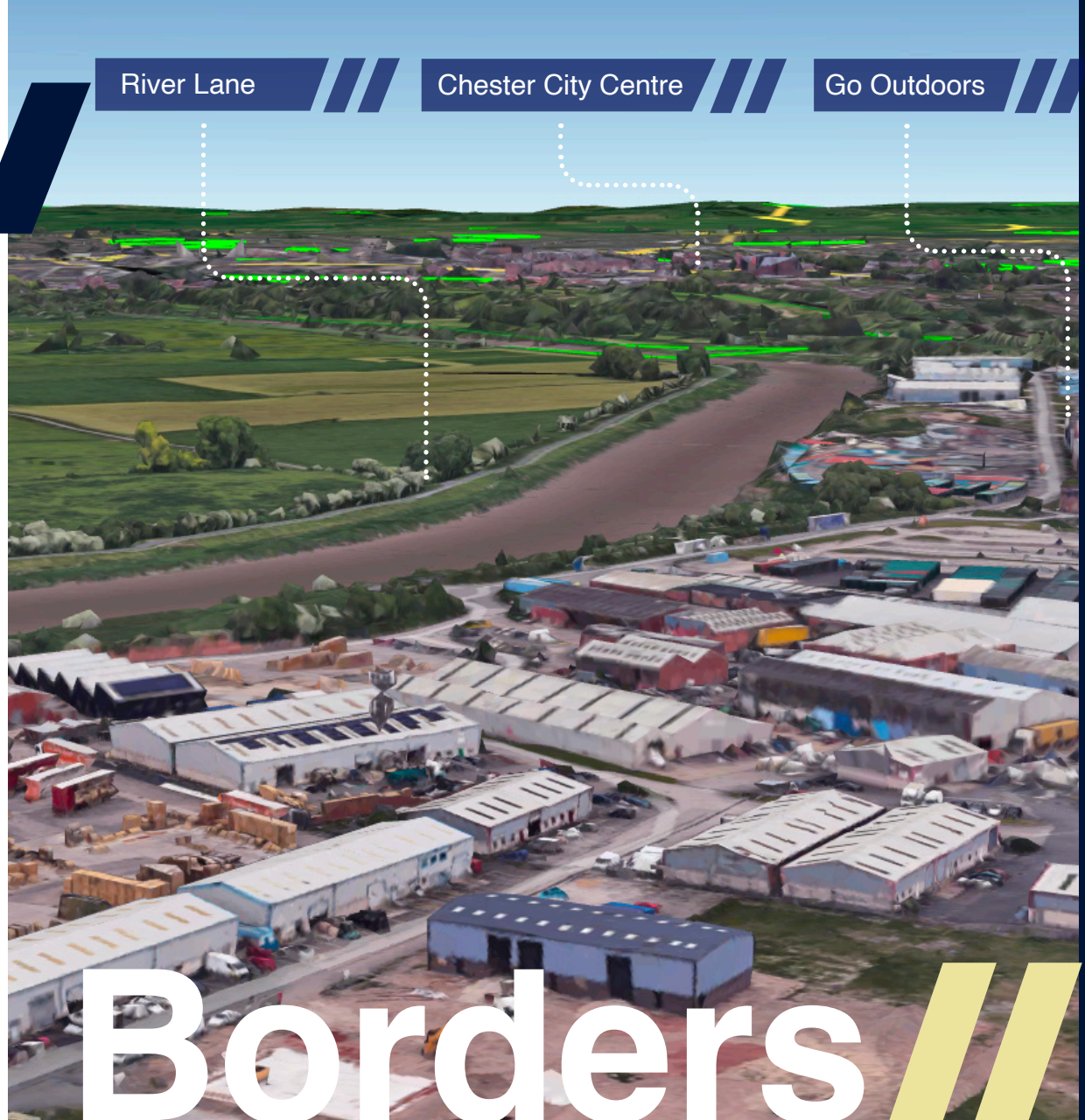
- City Plumbing Supplies
- Go Outdoors
- Rexel
- Asda

The site is situated approximately 2.5 miles to the west of Chester City Centre and is accessed directly from the Chester Road (A5104), one of the main arterial roads into the City Centre from the west.

The immediate area has seen considerable development and industrial regeneration in recent years, as well as new residential housing. Broughton Retail Park is also within 2 miles and provides approximately 300,000 sq ft of retailing accommodation.

The area has excellent connections to the North West of England and North Wales via the A55 Express way.

Please refer to **location plan**.



Site Plan // //



Units at Borders II Industrial Estate will comprise new build industrial/warehouse units constructed of steel portal frame clad with plastic coated metal insulated panels beneath a roof of similar materials incorporating approximately 15% lighter panels.

Units are finished to a high specification incorporating 5.7m eaves (6.8m to the ridge) with three electrically operated sectional up and over doors with dimensions of 3m (w) x 6m (h). The unit/s are available as a single unit or split into 3 smaller units and will be completed to a Shell Specification. The unit has the option to incorporate a full length mezzanine floor if required to create more space subject to Negotiations.

Externally, the unit has HGV access and a dedicated yard area that can be used for container storage.

The estate has planning for 3 other units. However, if required the remaining land can be used as yard space or hard standing to be combined with the unit. Please contact the agents for more information.

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Travel

The site is in a prime location on the outskirts of Chester City Centre. With only a 20 minute drive to M56 services.

Nearby locations include:

- Chester Race Course
- Cheshire Oaks Designer Outlet
- Chester Zoo
- River Dee
- Liverpool Royal Golf Course less than an hour drive



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Information // //

// Rent deposit

A rent deposit may be requested depending on credit check

// Services

Mains water, electricity and drains are understood to be connected to the Property, subject to statutory regulations. The unit benefits from Three Phase Electricity

// Rates

To be reassessed

// EPC

An Energy Performance Certificate is in the course of preparation

// Service Charge

A guide from the Agents is available

// VAT

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

// Legal Costs

Each property is responsible for payment of their own legal costs incurred in Documenting this transaction

// 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

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Contact



Andrew Gerrard

 Viewings@riverside-estates.com

 07365261464

On behalf of



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