



Unit 1, River Lane, Chester CH4 8RH

TO LET

REFURBISHED INDUSTRIAL UNIT

**11,741 Sq Ft
(1,091 Sq M)**

DESCRIPTION

A refurbished end of terrace industrial unit, constructed from a steel portal frame with part clad and block elevations. The warehouse is accessed via an electric roller shutter door and contains and overhead 2 Tonne gantry crane. The unit comprises of a kitchenette and WC facilities at the rear of the warehouse, which is fully refurbished.

Externally the unit benefits from a loading bay area and allocated parking.

- ✓ **Refurbished Unit**
- ✓ **Minimum Eaves Height 8m**
- ✓ **Overhead gantry 2 Tonne Crane**
- ✓ **LED Floods in warehouse**
- ✓ **Kitchenette facility**



LOCATION

The property is located fronting onto River Lane, a well-established industrial and trade counter location in the Chester area. River Lane is situated approximately 2 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.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	11,741	1,091

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a new FRI Lease, for a term to be agreed.

RENT

On application.

EPC

To be re-assessed.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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