



REFURBISHED INDUSTRIAL UNIT

## Unit 1 Deva Works

River Lane, Saltney, Chester, CH4 8RH

### Refurbished semi-detached industrial/ warehouse unit with yard and parking

**11,741 sq ft**  
(1,090.77 sq m)

- Flexible lease terms
- Refurbished
- 8m min eaves
- Allocated car parking
- Overhead gantry crane
- WC and Kitchenette
- Yard area

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## Summary

Available Size	11,741 sq ft
Rent	£64,575 per annum
Business Rates	Further information available on request
Service Charge	N/A
Legal Fees	Upon Enquiry
EPC Rating	C

## Description

Refurbished semi-detached industrial/ warehouse unit of post & truss construction with part clad and block elevations. Servicing is via electric roller shutter loading door.

The unit comprise a kitchenette and wc facilities. Externally the unit benefits from loading areas and allocated parking is provided.

## Accommodation

The accommodation comprises of the following

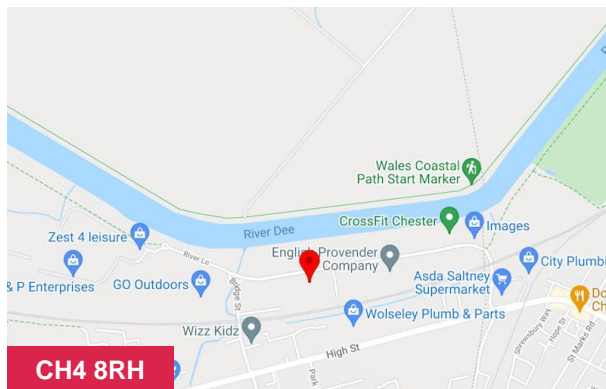
Name	sq ft	sq m	Availability
Ground - Warehouse	11,741	1,090.77	Let
<b>Total</b>	<b>11,741</b>	<b>1,090.77</b>	

## Viewings

The property is available to view strictly via agents, Rock Real Estate.

## Terms

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



## Viewing & Further Information



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