

UNIT 2 DEVA WORKS

RIVER LANE, SALTNEY, CHESTER CH4 8RH

FOR SALE



FREEHOLD OPPORTUNITY REFURBISHED INDUSTRIAL UNIT

Suitable for **creative / tech** // corporate HQ // **data centre** // education // **R&D** // **leisure** // training facility and alternative uses (STP)

- > Refurbished industrial unit
- > Up to 385 KVA power
- > Substantial hardstanding
- > Total of 36,768 sq ft (3,416 sq m) over 2 floors
- > Site area 0.86 acres (0.35 hectares)



UNIT 2

RIVER LANE

PARKING

ACCESS

ACCESS

BRIDGE STREET

LOCAL OCCUPIERS INCLUDE



Refurbished Industrial Unit

36,768 sq ft (3,415 sq m)

DESCRIPTION

Unit 2 is a refurbished warehouse unit, which benefits from open plan space on the ground and first floor. The warehouse is accessed via level loading doors to the rear and side.

WC facilities are available along with a goods service lift.

The unit has circa 50 car parking spaces and a secure yard.



FLOOR AREAS

Ground Floor	16,760 sq ft	1,557.13 sq m
Mezzanine	3,247 sq ft	301.69 sq m
First Floor	16,759 sq ft	1,556.97 sq m
TOTAL	36,768 sq ft	3,415.81 sq m





SPECIFICATION



2 x goods lifts



Clear ceiling heights
Ground Floor - 6m
First Floor - 4.89m



3 phase electricity
385 Kva



WC facilities



Roller shutter loading doors



Loading facility

CONNECTIVITY

LOCATION

Deva Works is located fronting onto River Lane approximately 2 miles to the west of Chester City Centre. Accessed directly from the A5104 Chester Street/High Street, one of the main arterial routes into the city.

ROAD

Deva Works benefits from excellent road communications with the M53 (Junction 12) located 2 miles to the north east of the city centre which provides direct access to Liverpool and the M56 to Manchester.

The property is well served by bus services to Chester train and bus stations and city centre. There are also direct bus services to Wrexham every 15 minutes at peak times.

RAIL

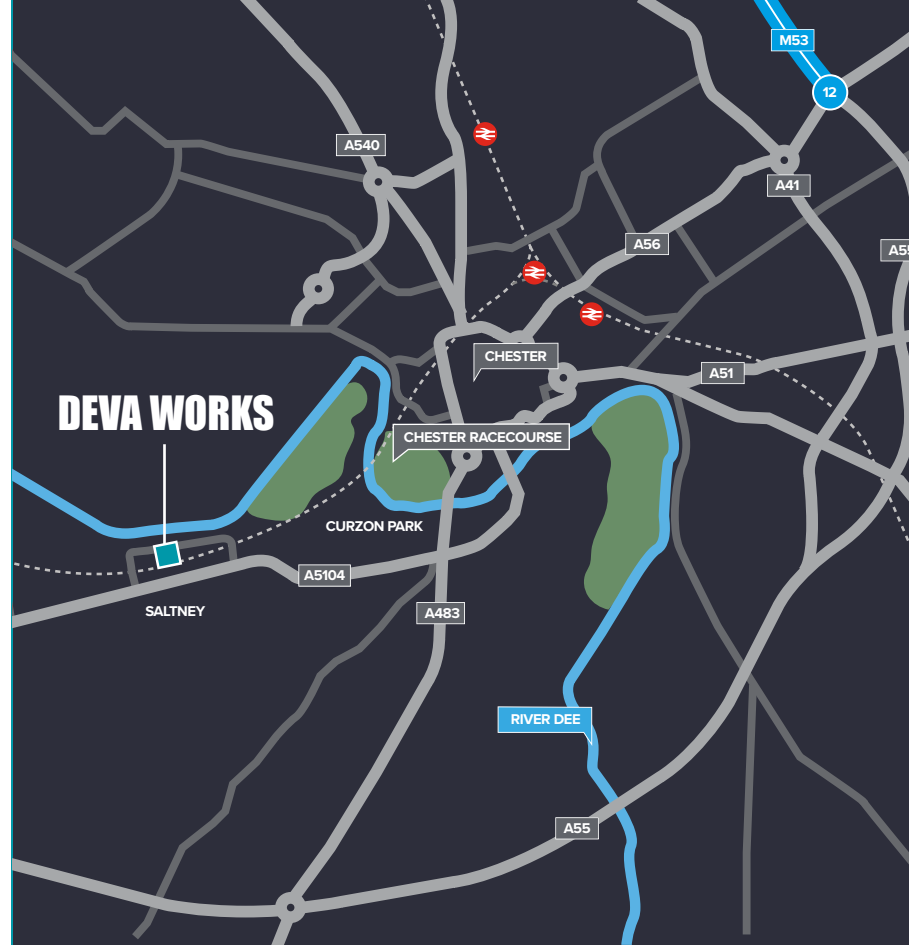
By rail, the nearest mainline station is Chester located 2 miles to the East with London Euston 2 hours 5 minutes travel time.

Manchester Piccadilly is 1 hour 5 minutes and Liverpool Lime Street 1 hour 3 minutes.

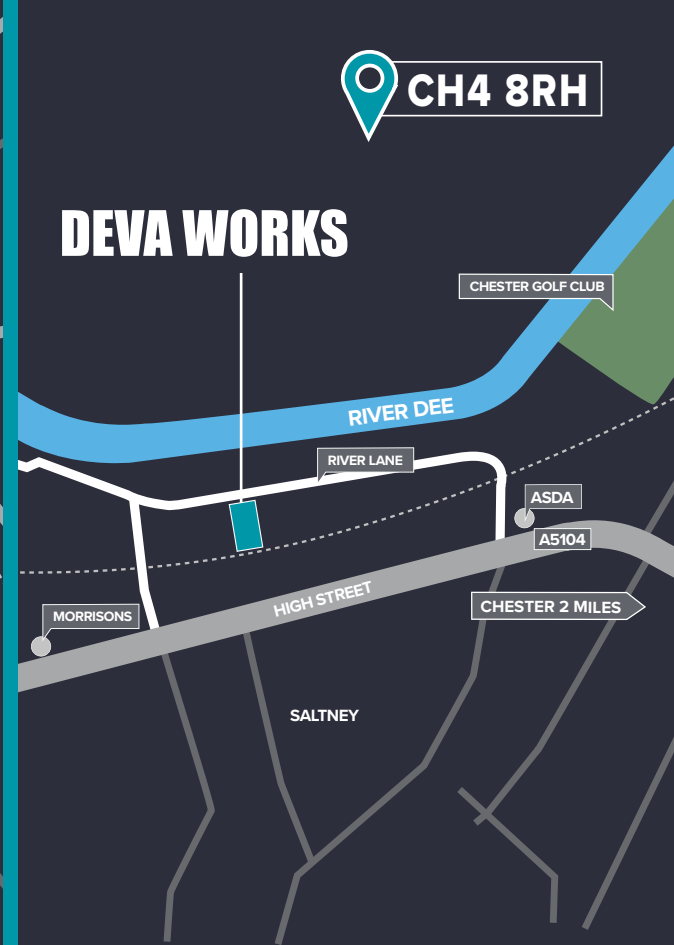
The Merseyrail network also connects through the Wirral to Liverpool and north through Merseyside to Southport and Ormskirk.

AIR

Manchester Airport and Liverpool John Lennon Airport, are both approximately 40 minutes by road from Chester. London's main airports can be reached by plane from Manchester in approximately 55 minutes.



DEVA WORKS



CLOSE TO A55/M53/ M56 MOTORWAY NETWORK

A55, J36A - 3 MILES

M56, J16 / A494 - 7 MILES

M53 J12 / A55 - 9 MILES



CHESTER MAIN RAILWAY STATION WITHIN 2 MILES

LOCAL MERSEYRAIL NETWORK

LONDON EUSTON -
2 HOURS 12 MINUTES



2 MAJOR INTERNATIONAL AIRPORTS WITHIN EASY REACH

LIVERPOOL JOHN LENNON -
30 MILES

MANCHESTER AIRPORT -
40 MILES

FURTHER INFORMATION

PRICE

£1,295,000 (one million two hundred and ninety five thousand pounds) (£35 psf).

VAT

The property is elected for VAT.

LEGAL COSTS

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

BUSINESS RATES

Available on request.

TERMS

The property is available on a freehold basis. Unit 2 is available on a vacant possession basis. Terms available on request.

ENERGY PERFORMANCE CERTIFICATE

Unit 2: C

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



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