



## **3 COMMERCIAL UNITS TO LET TOTALLING 9,500 SQ FT ACROSS 3 UNITS DODLESTON LANE FARM, PULFORD, CHESTER**

### **SUMMARY**

Rostons is pleased to offer three, newly constructed commercial units in Pulford, Chester totalling 9,500 sq ft. All units have large double doors, concrete flooring, water and electricity. The units have been finished to a high standard and are well suited to a range of business types.

- Units C1 & C3 are uncovered yard areas of approximately 3,500sq ft each, secured with large 18ft security gates, ideally suited to large vehicle storage.
- Unit C2 is a Steel Portal Frame Shed of approximately 2,500sq ft, fitted with 12ft double doors.

### **LOCATION**

With a good road network to Chester, Wrexham and beyond, Pulford provides an excellent location for local businesses and those looking to expand. The rural setting of Dodleston Lane Farm provides both tranquillity and convenience for those looking to run a business outside of a urban environment.

### **DIRECTIONS/ ACCESS**

Exit the A55 at junction 38 onto the A483 towards Wrexham, before taking the first left onto Wrexham Road (B5445) sign posted Pulford. Travel until you reach the village of Pulford before turning right onto Dodleston Lane. Travel for a further 1.3 miles before turning right onto Dodleston Lane Farm.

### **VIEWING**

We ask that all viewings of the property be made via private appointment with the letting agent, by calling the office on 01829 773000 or emailing [jackjones@rostons.co.uk](mailto:jackjones@rostons.co.uk)

From £750 per calendar month per unit

## TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is let subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

## PLAN AND PARTICULARS

The plan is based on the Ordnance Survey sheet. Prospective tenants should check the contract documents. The tenant shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential tenants. Prior to an offer being accepted, all parties who are letting must provide the evidence.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is let subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars.

## SERVICES

Each unit has access to water and electricity.

## EPC

TBC

## BUSINESS RATES

This will be the responsibility of the tenant.

## LETTING AGENTS

Jack Jones  
Rostons Ltd  
West View House  
Hatton Heath  
Chester  
CH3 9AU  
Tel: 01829 773000  
Email: [jackjones@rostones.co.uk](mailto:jackjones@rostones.co.uk)



Not to scale

Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
- 2) No person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property.



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU

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**Rostons**  **COMMERCIAL  
PROPERTY**