



5 COMMERCIAL UNITS TO LET TOTALLING 4,760 SQ FT ACROSS 5 UNITS DODLESTON LANE FARM, PULFORD, CHESTER

SUMMARY

Rostons is pleased to offer five, newly constructed commercial units in Pulford, Chester. All units have 14ft double doors, concrete flooring, water and electricity. All units have been finished to a high standard and are well suited to a range of business types, such as workshop, storage & dog daycare centre.

- Unit S1 is the largest of the five units totalling 1,624 sq ft, unit one is separated into two spaces and depending on the tenant's needs could have an area of grassland included.
- Units S2- S5 are all approximately 784 sq ft.
- All units are available on flexible terms.

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 in an attractive 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 are made via private appointment with the letting agent, by calling the office on 01829 773000 or emailing jackjones@rostons.co.uk

From £500 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@rostons.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.



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Rostons  **COMMERCIAL
PROPERTY**