



## Industrial Warehouse Unit To Let - May Sell 6,892 Sq Ft (640.27 Sq M)

- Available Immediately
- Large Secure Yards
- Suitable for a Variety of Uses

# Industrial Warehouse Unit To Let - May Sell

## 6,892 Sq Ft (640.27 Sq M)

### Location

The property is located in the well-established industrial area of Sandycroft approximately 7 miles to the west of Chester and approximately 1.3 miles south of Deeside. The premises are located close to the A494, A550 and A5117 dual carriageway which links with the M56 approximately 7 miles to the North East and the A55 which connects the North West of England with North Wales and forms part of the outer ring road of Chester.

The property is located on a prominent corner site immediately adjacent to Station Road.

### Description

The property comprises a quality self-contained detached industrial/warehouse. The property is steel portal framed construction with brick/block and profile clad elevations surmounted beneath a single pitched profile clad roof.

Internally the unit provides a trade counter and additional storage with a substantial mezzanine.

Access to the unit is via two roller shutter doors located on the front and rear elevation of the property. The building has the advantage of two self-contained yards at the front and rear of the building.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	5,664	526.19
Mezzanine	1,228	114.08
<b>TOTAL</b>	<b>6,892 SQ FT</b>	<b>640.27 SQ M</b>

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

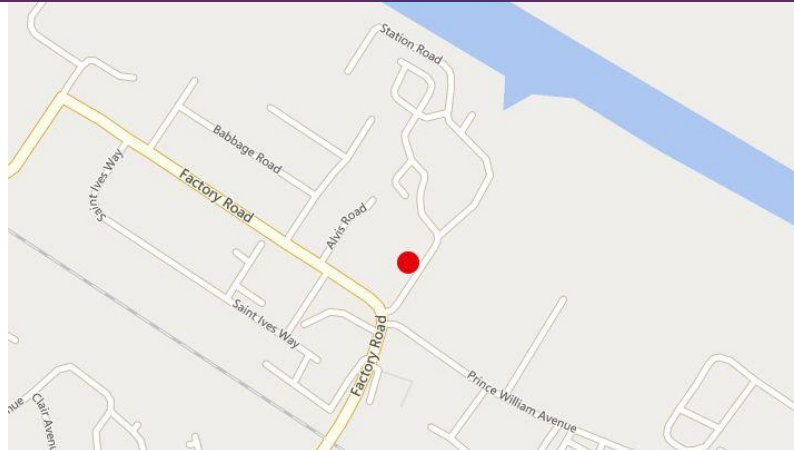
### Rateable Value

£21,000

Payable £10,752 based on the 51.2p multiplier

### EPC Rating

C - EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

Joint Agent - BA Commercial - 01244 351212

### Further Information

For further information please contact the sole agents CPP

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