

UNIT 7 WAVERTON BUSINESS PARK WAVERTON, CHESTER, CH3 7PD

On the instructions of



TO LET

- 186.59 sq m (2,008 sq ft)
- Well Established Industrial Estate
- Available now
- Rental £13,000 per annum
- Nil rates payable for qualifying businesses

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

UNIT 7 WAVERTON BUSINESS PARK

WAVERTON, CHESTER, CH3 7PD

LOCATION

Waverton is a popular rural village on the easterly side of Chester just off the main A41 Whitchurch Road, being convenient to both the city centre (4 miles) and the A55 North Wales Expressway (2 miles), which gives easy access to the national motorway network. The Business Park is situated on Saighton Lane, near the junction to the A41. Please refer to location plan.

DESCRIPTION

Waverton Business Park comprises a multi-let estate, having been adapted from an original single occupied building, to provide a scheme of nine industrial/workshop units.

The estate is entirely enclosed with hedges and fences and a gated entrance.

The development has a generous overall site area with ample car parking, and the subject unit is situated at the far end of the side elevation, occupying a corner position with car parking immediately adjacent.

The unit is a brick-built industrial/warehouse unit of conventional construction, providing unrestricted floor space, incorporating male and female lavatory accommodation together with a small kitchen/sink facility.

The property has mains three phase electricity and has the advantage of two access points via steel roller shutter doors, together with pedestrian access.

ACCOMMODATION/AREAS

	SQ M	SQ FT
12.03 x 15.51 m	186.59	2,008

The property benefits from 4 dedicated car parking spaces.

RENTAL

£13,000 per annum

LEASE

The unit will be available for a term to be agreed, on the basis of a Full Repairing and Insuring lease.

RATES

The VOA website confirms the property has a Rateable Value of £ 8,500. Due to Small Business Rate Relief there is currently no rate liability on this property.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

SERVICE CHARGE

The Estate is maintained to a high standard and a service charge will be levied to cover a fair proportion of the cost of maintenance and upkeep of common areas.

EPC

The Energy Performance Asset Rating for this property is C – Certificate Reference Number: 9368-4002-0713-0590-8895 A full copy of the Energy Performance Certificate is available upon request from the agents.

SERVICES

Mains water and electricity (three phase) are available or connected to the property subject to statutory regulations. Foul drainage is via a septic tank.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

UNIT 7 WAVERTON BUSINESS PARK

WAVERTON, CHESTER, CH3 7PD

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

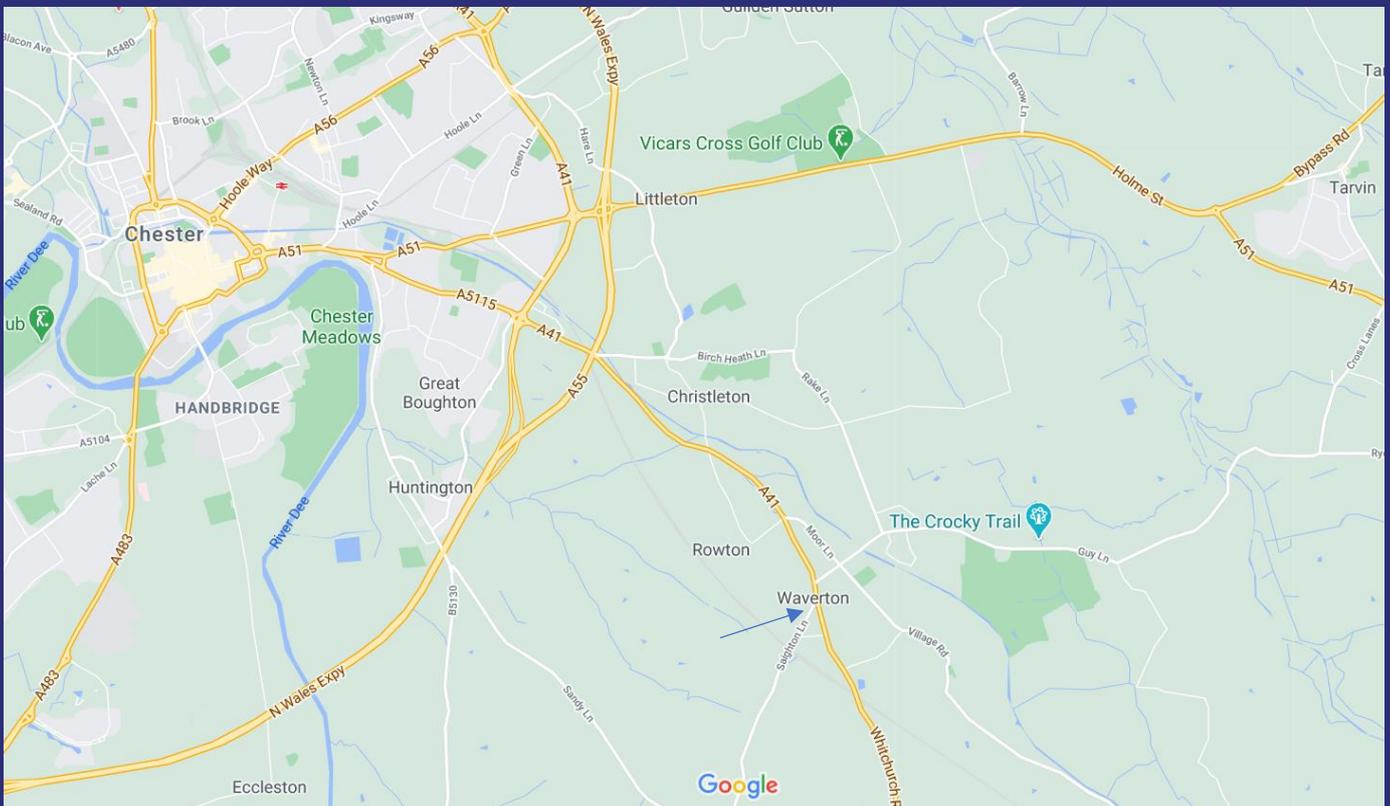
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DEC20

fraser.crewe@bacommercial.com

howard.cole@bacommercial.com
07387 647578

SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. E573291E



