

**UNIT 5, SEALAND TRADE PARK,  
HARTFORD WAY, CHESTER, CH1 4LT**



# TO LET

- Industrial Unit
- Popular Trade Location
- 110.98 Sq m (1,195 Sq Ft)
- £10,000 PAX
- Available Now

#### Chester

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

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

#### North Wales

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

**T** 01745 330077

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## LOCATION

The property is located on Hartford Way, which is accessed directly off Bumpers Lane, on the well-established Sealand Industrial Estate.

Bumpers Lane is a popular Trade Counter location with occupiers in the immediate vicinity including:

- Plumbase
- Screwfix
- Tool Station
- Brandon Hire Station
- Tile Giant

Please Refer to location Plan.

## DESCRIPTION

The property comprises a mid-terrace industrial unit constructed of steel frame with clad and blockwork elevations beneath a pitched roof of similar materials.

The property provides an unrestricted open plan floor area together with a kitchen and WC facilities.

## ACCOMMODATION/AREAS

The property has been measured up in accordance with the RICS Code of Measuring Practice as follows:

SQ M	SQ FT
110.98	1,195

## RENTAL

£10,000 pax

## RATES

The VOA website confirms the property has a Rateable Value of £8,000. Interested parties are advised to contact the Local Rating Authority, Cheshire West and Chester Council, Business Rates Department

## LEASE

The property is available on a new Full Repairing and Insuring lease for a period of years to be agreed.

## EPC

The Energy Performance Asset Rating for this property is D, Certificate Reference Number: 0320-0936-3519-5295-3002.

A full copy of the Energy Performance Certificate is available upon request from the agents.

## 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.

## 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.

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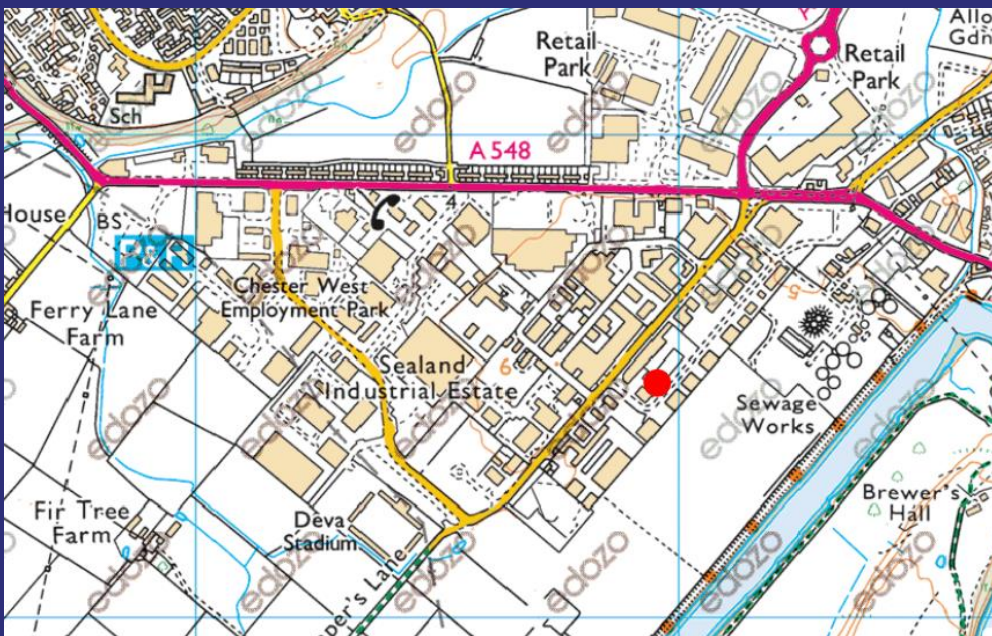
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## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: Dec21  
[tom.hill@bacommercial.com](mailto:tom.hill@bacommercial.com) 07984 225241/ [howard.cole@bacommercial.com](mailto: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 are 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.

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