

TWO MILE FARM

WREXHAM ROAD, (A483), CHESTER, CH4 9LB

TO LET

- Former Agricultural Buildings available for Storage Use
- Prominent Location on the A55 – A483 Chester Business Park Junction
- Price and Rental on Application
- 1.67 Acres (Further Land is Available)
- £2.50 Per Sq. Ft.



Chester

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

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E enquiries@bacommercial.com

North Wales

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

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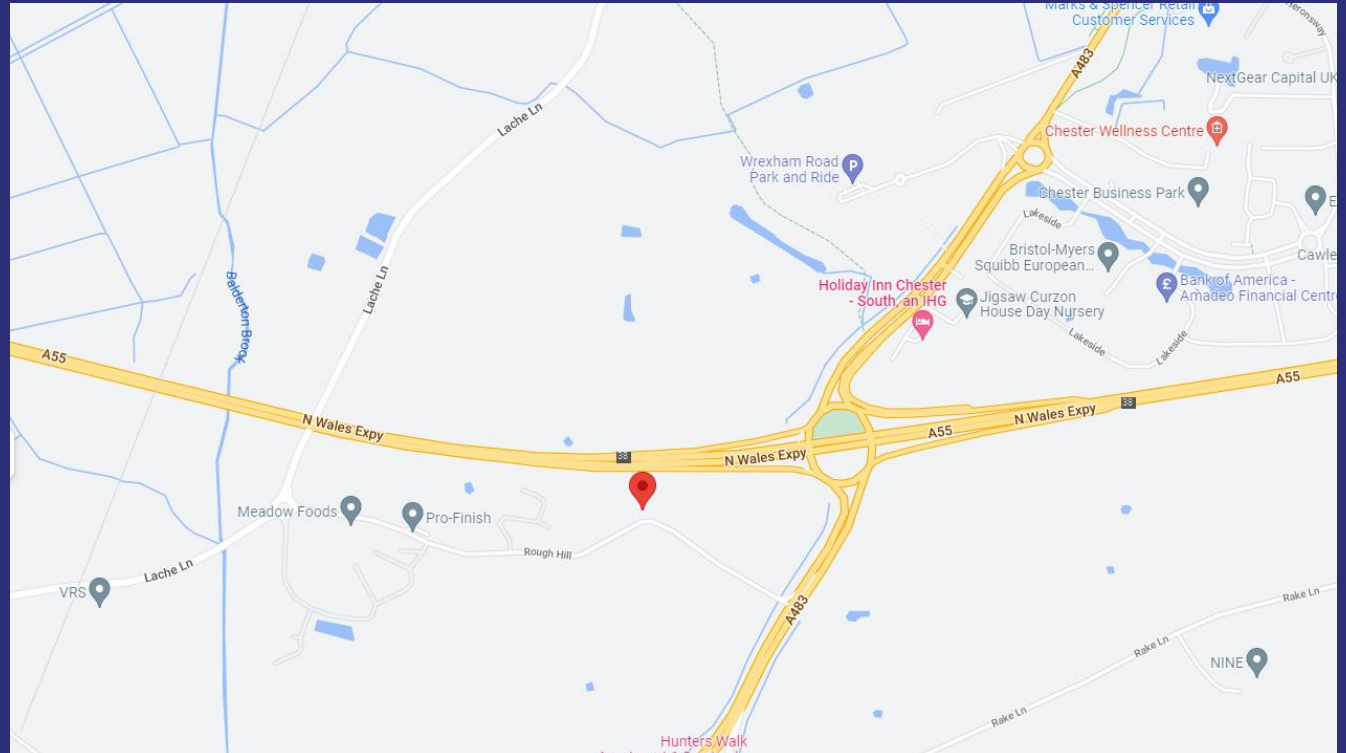
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LOCATION

The site lies approximately 2 miles to the south of Chester City Centre accessed off Rough Hill Lane.

The property is located off the A483 (Wrexham Road) immediately south of the A55 Expressway Roundabout (J38) which provide access to Chester Business Park to the north and the A483 to the south. The road continues on to form the M53 leading to the M56 and wider regional and national motorway network.

There is a large-scale residential development, Kings Moat Garden Village approximately 1 mile away, which will comprise 1,450 new homes together with primary school and a commercial scheme being developed by Redrow & Taylor Wimpey.



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DESCRIPTION

There is a range of former agricultural buildings of traditional brick and slate construction. With an existing single story stable block of rendered concrete construction, with a shallow sloping roof is situate to the north of the farmhouse. As well as large former cattle sheds of Steel Frame Construction.

PLANNING USE

The current planning usage is storage.

ACCOMMODATION/AREAS

Up to 30,000 Sq. Ft.

The entire site is 11.5 Acres and can be split up as appropriate.

TERMS

Freehold POA
Leasehold POA

RENT DEPOSIT

A rent deposit may be required.

LEASE

For a term of years to be agreed.

RATES

The property is to be re-assessed.

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.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: April22

robbie.clarke@bacommercial.com

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SUBJECT TO CONTRACT

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IMPORTANT NOTICE

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