

# NEWGATE HOUSE, BROUGHTON MILLS ROAD BRETTON, CHESTER CH4 0DS



## To Let

- OFFICE SUITE
- HIGH QUALITY ACCOMMODATION COMPRISING BOTH OPEN PLAN AND COMPARTMENTED SPACE PROVIDING 46.45 SQ M (500 SQ. FT)
- RENTAL £6,000 PA
- NO RATES PAYABLE TO QUALIFYING BUSINESSES

### Chester

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

T 01244 351212

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### North Wales

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T 01745 330077

W [www.bacommercial.com](http://www.bacommercial.com)

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## LOCATION

The property is located near Bretton on A5104 Chester Road between Saltney Ferry and Hawarden. Chester is approximately 4 miles to the east. The area has excellent road communications being accessible from the A550 Expressway at Queensferry; the A55 link road south of Chester and junction 12 of the M53 motorway.

The property is situated in an established industrial location on Broughton Mills Road. The property is in close proximity to Hawarden Airfield and Hawarden Business Park. Manor Lane provides access to the A5104 which connects to the A494/A550 at Connahs Quay approximately 2 miles to the northwest. Airbus UK East Factory is only 0.8 miles east of the property. Other occupiers in the immediate vicinity include –

- Airbus
- Bretton Architecture
- Evans Halshaw Ford Transit Centre Bretton
- Newgate Simms Ltd

Hawarden, Bretton and Broughton Villages offer a range of local amenities together with Broughton Retail Park with a range of national retailers all within a 4-minute drive.

## DESCRIPTION

The office space comprises ground floor self-contained suite with its own entrance. Internally the space contains a mix of open plan and partitioned meeting rooms with its own dedicated WC facilities. Parking is available on request.

## LEGAL COSTS

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

## ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
First Floor office 3	46.45	500

## RENTAL

UNIT	£ pax
First Floor Office 3	£6000

## RENT DEPOSIT

A rent deposit may be requested depending on credit check.

## LEASE

New Lease of terms to be agreed

## RATES

The VOA website confirms the property has a Rateable Value of £3,600

Interested parties are advised to contact the Local Rating Authority, Business Rates Department

## EPC

The Energy Performance Asset Rating for this property is B – Certificate Reference Number: 2958-8634-2878-9869-8258

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.

## SERVICE CHARGE

£1380 for maintenance of common areas, and car park.

## 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.

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## 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.

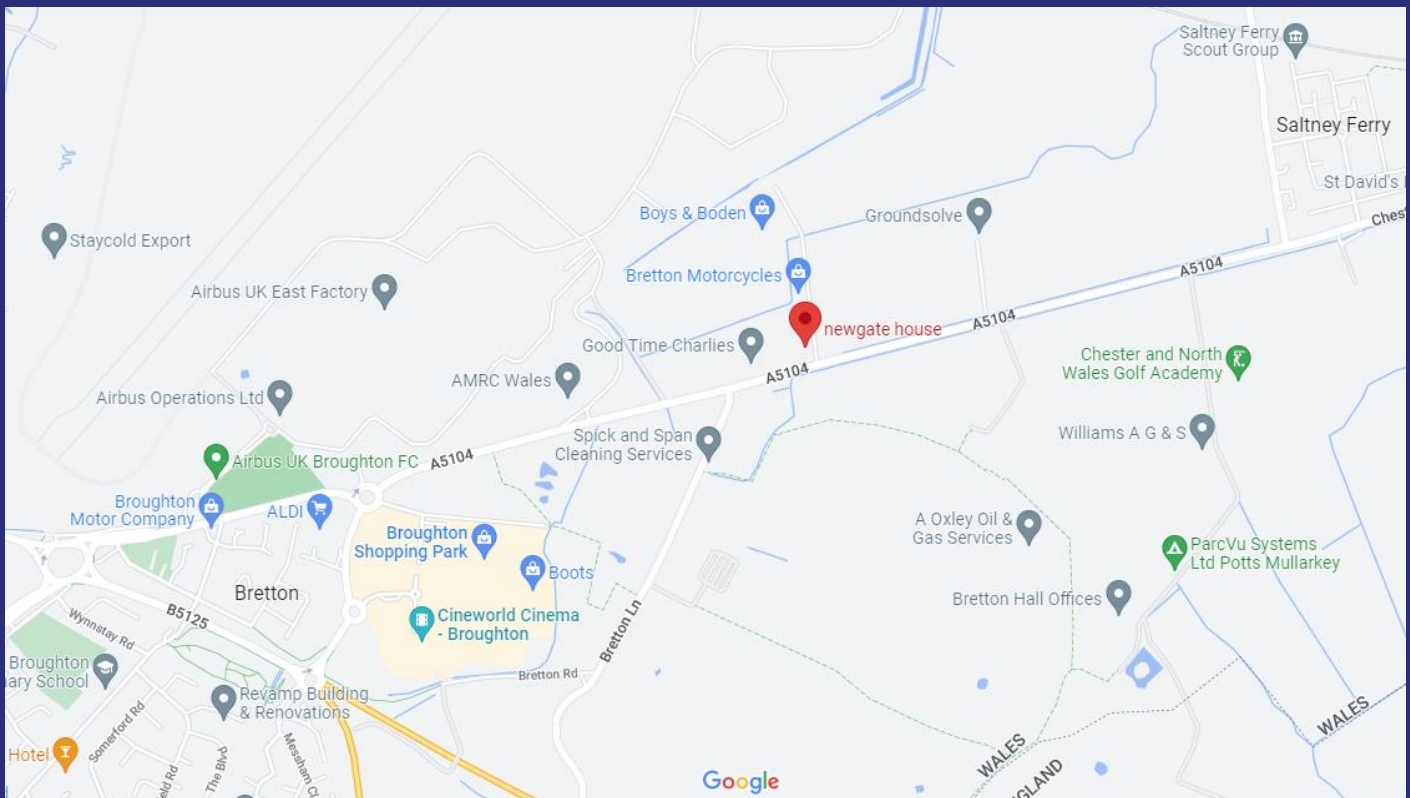
## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: MAY2022

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07741320910

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**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.
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