

UNIT 3A & 3B, CHESTERBANK BUSINESS PARK RIVER LANE, CHESTER, CH4 8SL



TO LET

- Small Industrial Units Available
- Ideal for Workshop and Storage Use
- Well Established Industrial Location
- Available Separately or as Two
- Small Business Rates Exemption

Chester

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LOCATION

Chesterbank Business Park is located within the well-established River Lane industrial area, which has a range of trade counter industrial and commercial occupiers, which include Plumb Centre, City Plumbing Supplies, Go Outdoors, Newy & Eyre and Asda.

River Lane is located approximately 2 miles to the west of Chester, and is accessed directly from the Chester Road, A5104, one of the main arterial roads into the City Centre from the west. It should be also noted that the Airbus factory is located within 3 miles.

Please refer to the location plan.

DESCRIPTION

Chesterbank Business Park comprises a large secure industrial complex offering a range of units. Unit 3A & 3B comprise a ground floor industrial/workshop unit. The units are of brick construction. Both benefit from one roller shutter door giving access to the shared yard area.

Unit 3B has its own dedicated office and WC facilities.

ACCOMMODATION/AREAS

Unit	SQ M	SQ FT
3A	119.66	1,288
3B	125.64	1,352

COST PER ANNUM

UNIT	RENT	SERVICE CHARGE	INSURANCE
Unit 3A	£7,730	£855	£257 (2022)
Unit 3b	£7,550	£994	£260 (2022)

LEASE

The property is available to let using a standard lease document on equivalent Full Repairing & Insuring terms.

RATES

3A has a Rateable Value of £3,210.

3B has a Rateable Value of £3,350.

EPC

The Energy Performance Asset Rating for this property is as follows:

Unit 3A	Energy Rating E 9696-3004-0555-0203-4595
Unit 3B	Energy Rating C 0292-9957-4430-4800-6803

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.

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.

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.

Chester

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VIEWING

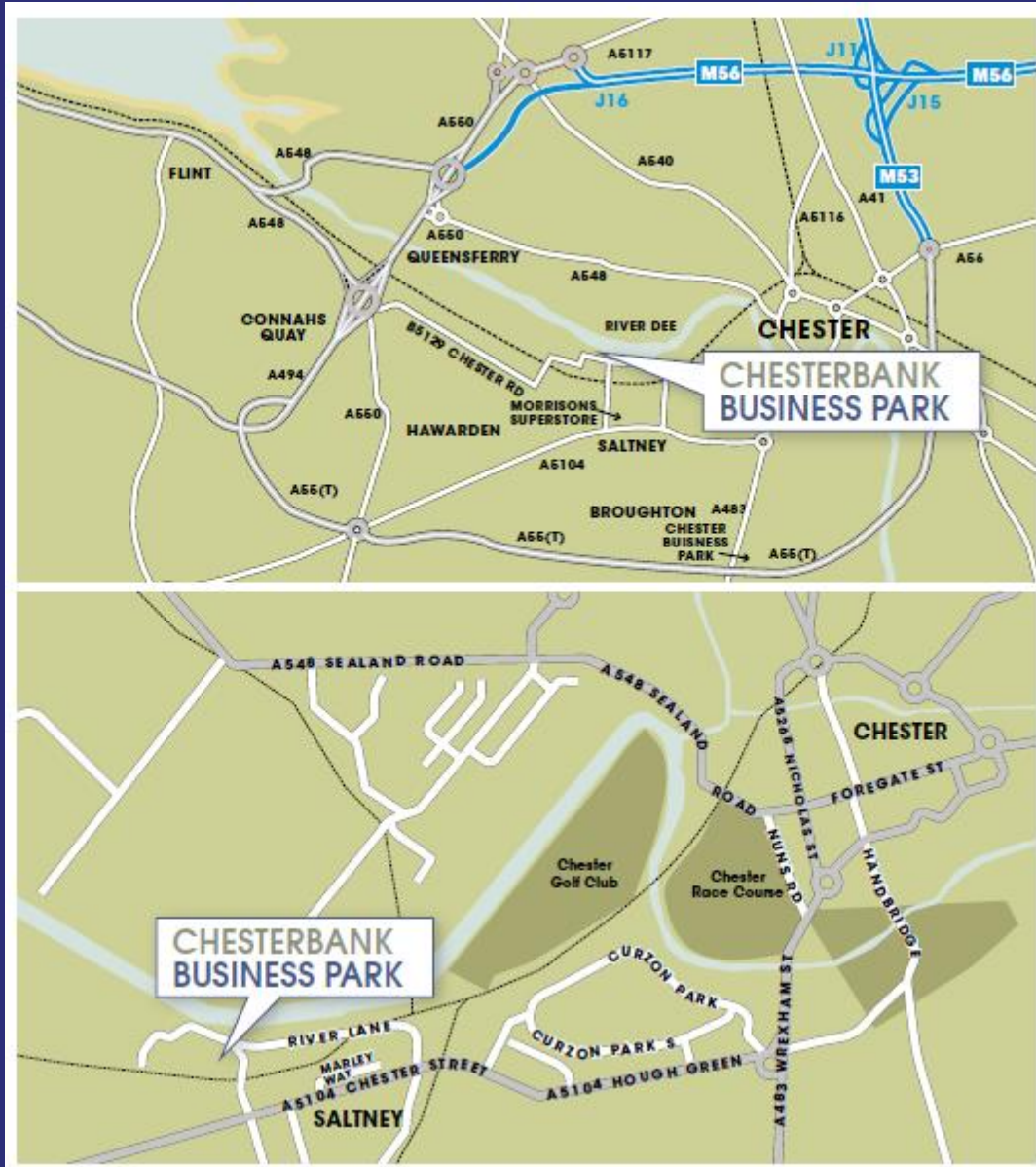
Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.

Ref: Aug 22

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07984 225 241

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:

- 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.
- 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.
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