

Warehouse Unit

Brymau Two, Saltney, Chester

 Unit 1B Brymau Two, River Lane, Saltney, Chester, CH4 8RB



UNIT TYPE: WAREHOUSE

PROPERTY SIZE: 7,245 SQ. FT. (673.08 SQ. M.)

Internal View

Unit Summary

Occupational Costs

- The property has recently been extensively refurbished
- 6 meter eaves height
- 1 level access loading door
- Shared service yard

Rent	£54,375 pa
Rateable Value	TBC
Service Charge	TBC
Insurance	TBC

* Business rates not included in rent but 100% business rates relief available for eligible businesses subject to local authority confirmation

Warehouse Unit

Brymau Two, Saltney, Chester

📍 Unit 1B Brymau Two, River Lane, Saltney, Chester, CH4 8RB

External View



Location

The premises are located in Saltney which a thriving commercial center, popular with trade counter, manufacturing and distribution occupiers. Brymau 2 is located in Saltney, 2 miles south west of Chester City Centre on the Welsh border, within the country of Flintshire.

The property is located on River Lane which is accessed via the A5104 a principal vehicular throughfare providing links between Chester and North Wales conurbations.

The estate benefits from excellent road communications with the M53 and M56 located within 5 miles of the subject and providing excellent connectivity to the wider national motorway network.

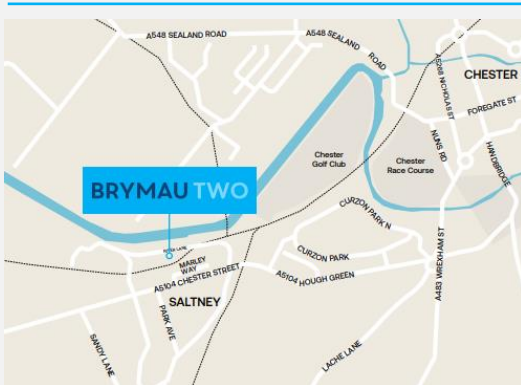
By rail, the nearest mainline station is Chester to: London Euston (2 hours 5 minutes), Manchester Piccadilly (1 hour 5 minutes) and Liverpool Lime Street (1 hour 3 minutes)

Brief Description

The property comprises a modern, semi-detached industrial building, which has recently been extensively refurbished. The property benefits from:

- Part brick, part profile metal clad elevation
- Steel portal frame construction
- 6 meter eaves height
- Power 500 KVA
- 1 level access loading door
- Shared service yard
- 1 acre plot
- Office and staff accommodation

Map



UNIT TYPE: WAREHOUSE

LEASE TYPE: full repairing and insuring.

Contact

Charlotte Worthington, MRICS | c.worthington@sandyfordproperties.co.uk | 07842 422903

Sandyford Properties, 507 Leek Road, Stoke-on-Trent, ST1 3ER

enquiries@sandyfordproperties.co.uk | 01782 281 202

