

# Industrial / Warehouse Unit

## Brymau Four, Saltney, Chester

Unit 6/7 Brymau Four, River Lane, Saltney, CH4 8RF



UNIT TYPE: INDUSTRIAL

PROPERTY SIZE: 4,630 SQ. FT. (430 SQ. M.)

### External View



### Unit Summary

- Newly refurbished
- Two roller shutter rolling doors to the front elevation
- Open plan warehouse

### Occupational Costs

Rent	£29,950
Rateable Value	£10,500
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 6/7 Brymau Four, River Lane, Saltney, CH4 8RF

### Internal View



### Location

The property is located on Brymau Four accessed directly off River Lane in the heart of the Saltney industrial area. Saltney is situated approximately 2 miles to the west of Chester City Centre and is accessed directly from the Chester Road, A5104, one of the main arterial routes into the City Centre from the West.

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 newly refurbished, end terraced industrial / warehouse unit of steel frame construction clad to roof with profile metal steel cladding with brick elevations.

Servicing is via two roller shutters loading doors to the front elevation leading to an open plan warehouse with suspended ceiling and LED lighting.

Separate personnel entrances to the front elevation leads to office and staff accommodation.

### Map



UNIT TYPE: INDUSTRIAL

LEASE TYPE: Internal repairing and insuring.

### Contact

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