

To Let
£12,000 p.a. exclusive



Refurbished Warehouse Unit

1,026 SQ FT (95.32 SQ M)

📍 UNIT 8 A.V WILDING BUSINESS PARK, GILDEN SUTTON LANE, CHESTER, CH3 7EX

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Turner Westwell
Commercial Agents

KEY FEATURES

- Good quality refurbished warehouse unit
- Re-decorated and ready for immediate occupation
- Energy efficient unit with "C" EPC Rating
- New composite insulated roof installed
- LED lighting throughout
- On-site car parking for 3 vehicles
- Suitable for a variety of uses, including warehouse and e-commerce/online retail
- Located in the heart of Guilden Sutton Village
- Convenient access to M53 motorway via A41 & A56
- Immediate access available to the A55 North Wales Expressway
- Approximately 2 miles north-east of Chester City Centre
- New lease - Rent £12,000 per annum exclusive of VAT



LOCATION

The property is located on the well established A.V Wilding Estates Business Park, situated off Guilden Sutton Lane, approximately 1/3 of a mile from the Ring Road (A41), providing convenient access to the A56 and in turn, the M53 and National Motorway Network.

Chester City Centre is approximately 2 miles south-west of the property.

Immediate access is available to the A55 North Wales Expressway.

DESCRIPTION

A.V. Wilding Business Park comprises a superb, mixed-use estate incorporating a range of uses, including a children's day nursery, offices, workshop and warehouse/storage.

The estate has recently undergone a significant refurbishment programme by its owners and each unit now provides for modern, energy efficient accommodation presented to an excellent standard.

Unit 8 is an end of terraced premises, extending to approximately 95.32 sq m (1,026 sq ft), arranged over ground floor only. The accommodation has a new insulated composite roof covering, elevations and new roller shutter door.

Internally, the accommodation is majority open-plan and benefits from small office content, kitchenette and WC facilities. The unit has been fully re-wired and has energy efficient LED lighting throughout. The existing office content can be retained and used, or if it is not required, an occupier can remove to suit their own use and occupation.

The unit may suit a range of uses, including small scale storage and distribution occupiers and e-commerce/uses for the storage of goods traded online.

Externally, there is car parking for 3 vehicles.

USE

The unit may suit a range of uses, including small scale storage and distribution occupiers and e-commerce/uses for the storage of goods traded online.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit 8 - Ground Floor	95.32	1,026

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£12,000 per annum exclusive.

VAT

VAT is applicable and will be charged at the prevailing rate.

SERVICE CHARGE

A service charge will be levied to recover the cost of roof maintenance/repair and general estate maintenance, upkeep and landscaping of the estate.

The current service charge is £1.25 per sq ft, reviewed annually.



BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. Interested parties are advised to make their own enquiries with the Local Authority (Cheshire West and Chester Council) to satisfy themselves on the rates payable for the property.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of C(74). The certificate is valid until 15th January 2034. A full copy of the Report is available upon request.



VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Joint Managing Director

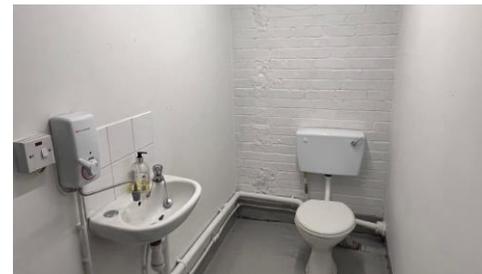
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