

**To Let**  
From £5,750 p.a. exclusive



# Refurbished Warehouse Units

500 - 958 SQ FT (46.45 - 89.00 SQ M)

📍 UNITS 9 & 12 A.V. WILDING BUSINESS PARK, GILDEN SUTTON LANE, CHESTER, CH3 7EX

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- High quality refurbished warehouse units
- Refurbished to a high standard
- Re-decorated and ready for immediate occupation
- Energy efficient units with "C" EPC Rating
- New composite insulated sheet roof and cladding
- Fully re-wired
- LED lighting throughout
- New heavy duty roller shutter doors
- 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
- £5,750 per annum exclusive, per unit



## 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.

Immediate access is available to the A55 North Wales Expressway.

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

## 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 stores.

Unit 9 is an end of terraced unit and extends to approximately 89.00 sq m (958 sq ft) and incorporates a single WC facility.

Unit 12 is an end of terraced unit and extends to approximately 46.45 sq m (500 sq ft). There is no WC facility or water supply to this particular unit.

The units have recently undergone a comprehensive scheme of refurbishment to include: -

- New composite insulate roof covering and elevations
- New electronic roller shutter loading doors
- Full electrical re-wire
- LED lighting including LED security lighting
- Re-decorated

## SERVICES

The mains services connected to the property include electricity supply. Unit 9 benefits from a single WC, mains drainage and a water supply. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

### 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 9	89.00	958
Unit 12	46.45	500

### LEASE TERMS

The units are available separately by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

### RENTAL

Unit 9 - £10,000 per annum exclusive.

Unit 12 - £5,750 per annum exclusive.

### VAT

VAT is applicable and will be charged upon the rental 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 budgeted at £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.

## 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.

## LEGAL COSTS

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

## EPC

The units have the following current Energy Efficiency Ratings. Full copies of the Reports are available upon request.

Unit 9 - C(59) - valid until 19th December 2033

Unit 12 - C(56) - valid until 14th January 2034



## VIEWINGS

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

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