

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
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**LAND AT BALDERTON SAWMILLS, WELSH ROAD,  
DODLESTON, CHESTER, CH4 9LF**

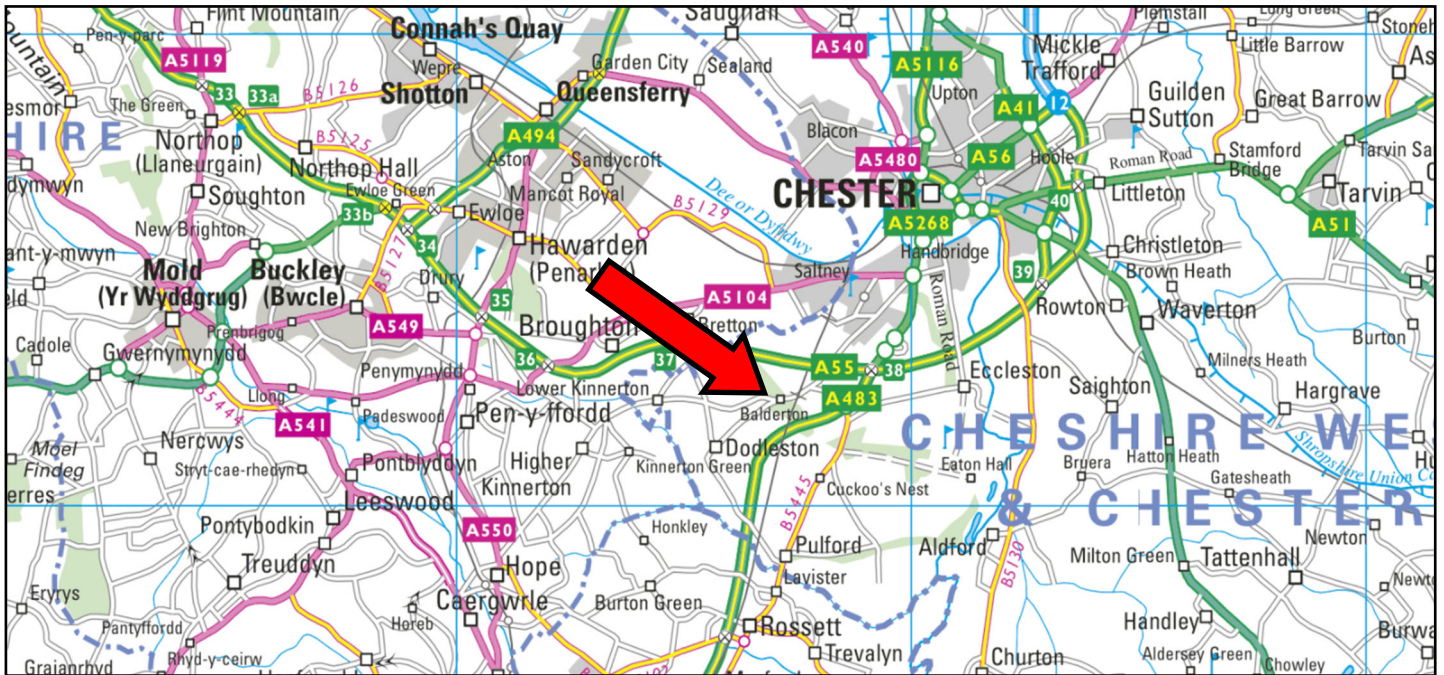
SECURE SURFACED YARD

**0.3 ACRES  
(0.12 HECTARES)**

CLOSE TO THE A55/A483  
POWER/WATER ON SITE

## LOCATION

Balderton Sawmills is situated on Welsh Road in Balderton, approximately 4 miles to the south of Chester City Centre. The yard lies approximately 1 mile from the A483 dual carriageway which in turn links with the A55 and M53 to the west of Chester.



## DESCRIPTION

The yard is located off the A483 and within a secure estate comprising several industrial buildings and two parcels of land. The subject yard benefits from the following:-

- Secure palisade fencing
- Rolled gravelled surface
- Water supply
- Electricity supply
- 24/7 access

## ACCOMMODATION

Gross Measurement:  
0.3 acres (0.12 hectares)

## TERMS

The yard is available on a new lease for a term to be agreed at an asking rent of £20,000 per annum.

## VAT

All figures quoted are exclusive of, but may be liable to VAT at the standard rate.

## SERVICE CHARGE

Service charge will be payable in the order of 12.5% of rent per annum.

## LEGAL COSTS

Each party will bear their own legal costs.

## BUSINESS RATES

The yard has not been measured for rating purposes and is currently exempt.

## CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented

## VIEWINGS

Strictly by prior appointment with the sole agents Legat Owen:

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