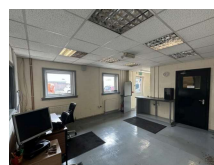
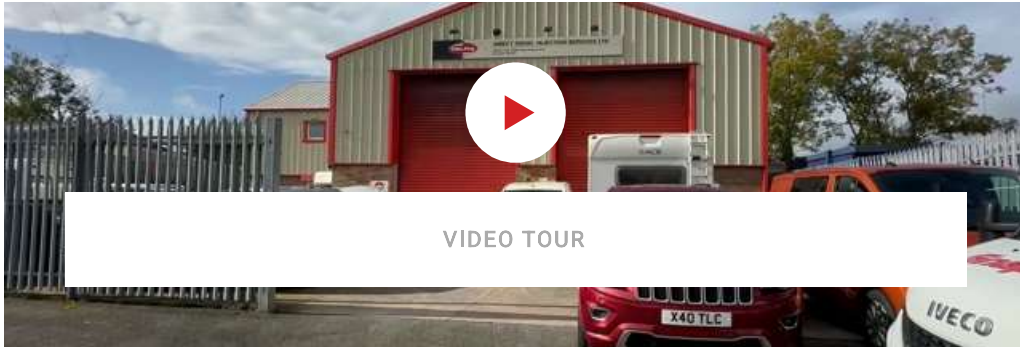


Industrial Unit, Broughton Mills Road, Bretton, Chester CH4 0BY

📏 **SIZE - 4,507 SQ FT**

💰 **TO LET - £35,000 PER ANNUM**

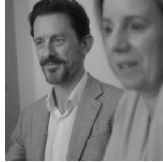




INTERESTED IN THIS

Make an enquiry

Contact our team to register your interest in this property and to get more details.



Jonty Goodchild

01244 311 681

07968 160 277

jonty@boltonbirch.com



DETAILS

Industrial Unit, Broughton Mills Road, Bretton

Quick Overview

Modern specification detached industrial unit on its own site.

Good sized concrete surfaced yard.

Unit provides high bay (6 metre to eaves) warehousing with ancillary offices, stores / workshops, WC's and kitchen.

Good access onto the A5104, Chester Road.

Location

The subject property is located mid-way down Broughton Mills Road, close to its junction with the main A5104 Chester Road, between Saltney and Broughton, approximately 4 miles to the south west of Chester. Broughton Mills Road is a well-established location for business and industry which benefits from good road links via the A5104 to Chester to the east and to junction 36 of the A55 North Wales Expressway to the west.

Description

The property comprises a modern high specification detached industrial unit of steel portal frame construction with elevations of brickwork / blockwork and insulated profile steel cladding under a pitched steel clad roof incorporating translucent roof panels. The warehouse area benefits from a solid concrete floor, box sodium lighting and has an excellent eaves height of 6 metres which is unusual for an industrial unit of this size. The unit has 2 very large roller shutter access doors to the front elevation. To the side of the warehouse, and interconnecting with it, is a 2 storey ancillary block with pedestrian entrance door into a reception / large office, disabled WC and rear store room / workshop. At first floor level there is a further spacious office, additional male and female WC facilities and a storage area. This accommodation benefits from gas central heating, suspended ceilings with fluorescent light fittings and UPVC double glazed windows.

The unit sits on a generous site which is securely fenced and provides a good-sized concreted yard.



Accommodation

The property has been measured on a Gross Internal Area basis in accordance with RICS recommended practice as follows:

Main Warehouse: 2,591 sq ft (240.7 sq m)

Ground Floor Office / Stores / Ancillary: 958 sq ft (89.0 sq m)

First Floor Office / Stores / Ancillary: 958 sq ft (89.0 sq m)

Total: 4,507 sq ft (418.7 sq m)

Lease

The premises are available to lease on terms to be agreed.

Rent

£35,000 per annum exclusive.

VAT

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

Business Rates

The Valuation Office Agency Website (www.gov.uk/correct-your-business-rates) has assessed the Rateable Value at £24,000, creating an estimated rates payable of £13,488 per annum.

Please contact the Business Rates Department directly for confirmation.

Energy Performance

The property has an Energy Performance Asset Rating of D74. A full copy of the Energy Performance Certificate is available to download above.

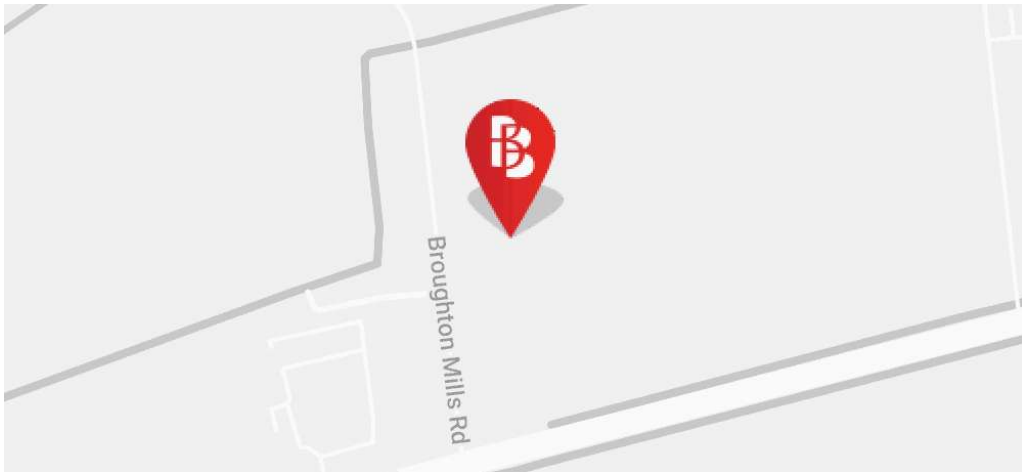
Code for Leasing Business Premises

We draw your attention to the RICS Code for Leasing Business Premises which came into effect on 1st September 2020, a full copy of which is available for viewing via [this link](#) or via the agent.



Subject to contract

MISREPRESENTATION ACT 1967. Bolton Birch for themselves and for the vendors or lessors of this property whose agents they are, give notice that: These particulars do not constitute, nor constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Bolton Birch or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give and neither Bolton Birch, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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