



AVAILABLE IMMEDIATELY

TO LET

Unit 9 Mouldsworth Hall, Smithy Lane, Mouldsworth, CH3 8AR

Modern specification industrial / warehouse unit on private site
20,408 sq ft (1,896 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

Modern detached commercial units benefitting from the following specification:

- Private and secure setting close to the national road network
- Roller shutter door access along with pedestrian access doors
- Good size yard and access roads providing good traffic flow around the site
- Eaves heights 5.2m
- Modern steel portal frame construction with cladded walls and roofs incorporating translucent lighting in parts
- LED lighting
- The units will have their own welfare facilities
- Offices available on site via separate negotiation
- Parking on site
- Unit 9 has a self contained yard to the rear

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft	Rent
Unit 9	1,896	20,408	£110,000 per annum

There is an office block on site which can be let as part of any letting which is 2,500 sq ft (232 sq m).

Site Area : 3.14 acres (1.27 hectares)

Tenure

The property is available on a full repairing and insuring lease on terms to be agreed. The lease would be outside of Sections 24-28 of the Landlord and Tenant Act 1954.

Rent Deposit

A rent deposit may be requested dependent on credit checks.

Parking

Parking is available on site.





Legal Costs

Each party is responsible for their own legal costs.

VAT

The property is understood not to be elected for VAT, therefore VAT is not payable

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.

Building Insurance

The buildings are insured by the landlord and recharged to the tenant on a floor area basis annually.

Business Rates

Further information is available from the letting agents.

Utilities

The units benefit from mains water, drainage and electricity (3 Phase).

Energy Performance Certificate

The property has an EPC rating of A+.

Planning

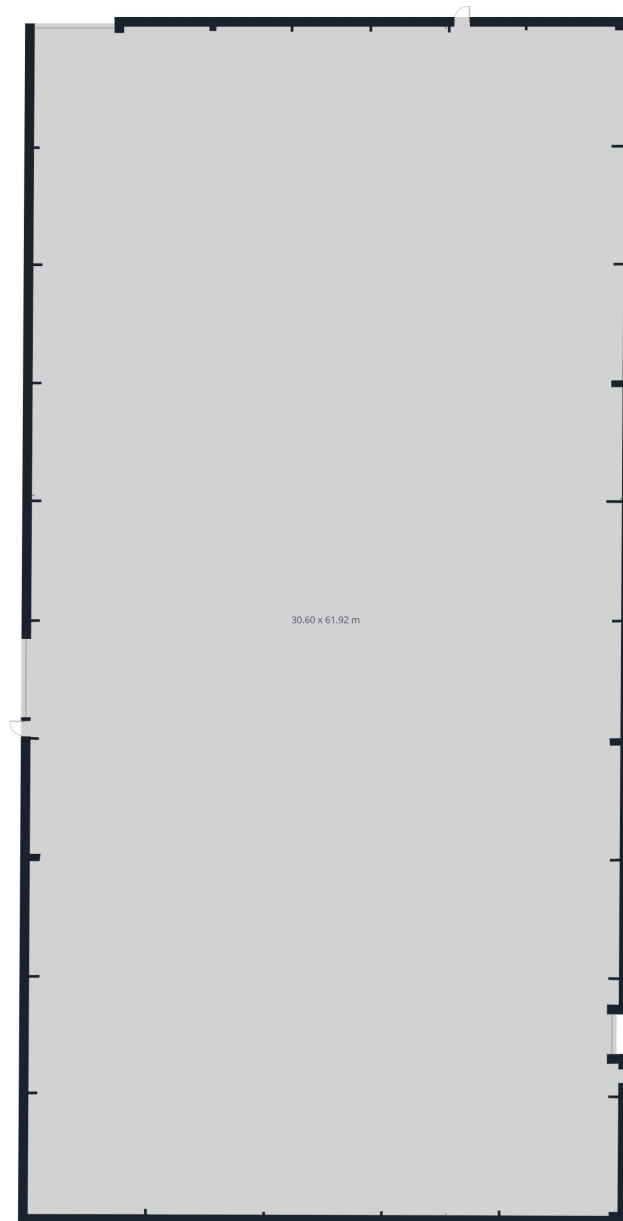
We understand the units fall under User Class B8 (storage and distribution) of the Town and Country Planning Use Classes Order 1987. The units would be suitable for a variety of uses, subject to statutory consent.

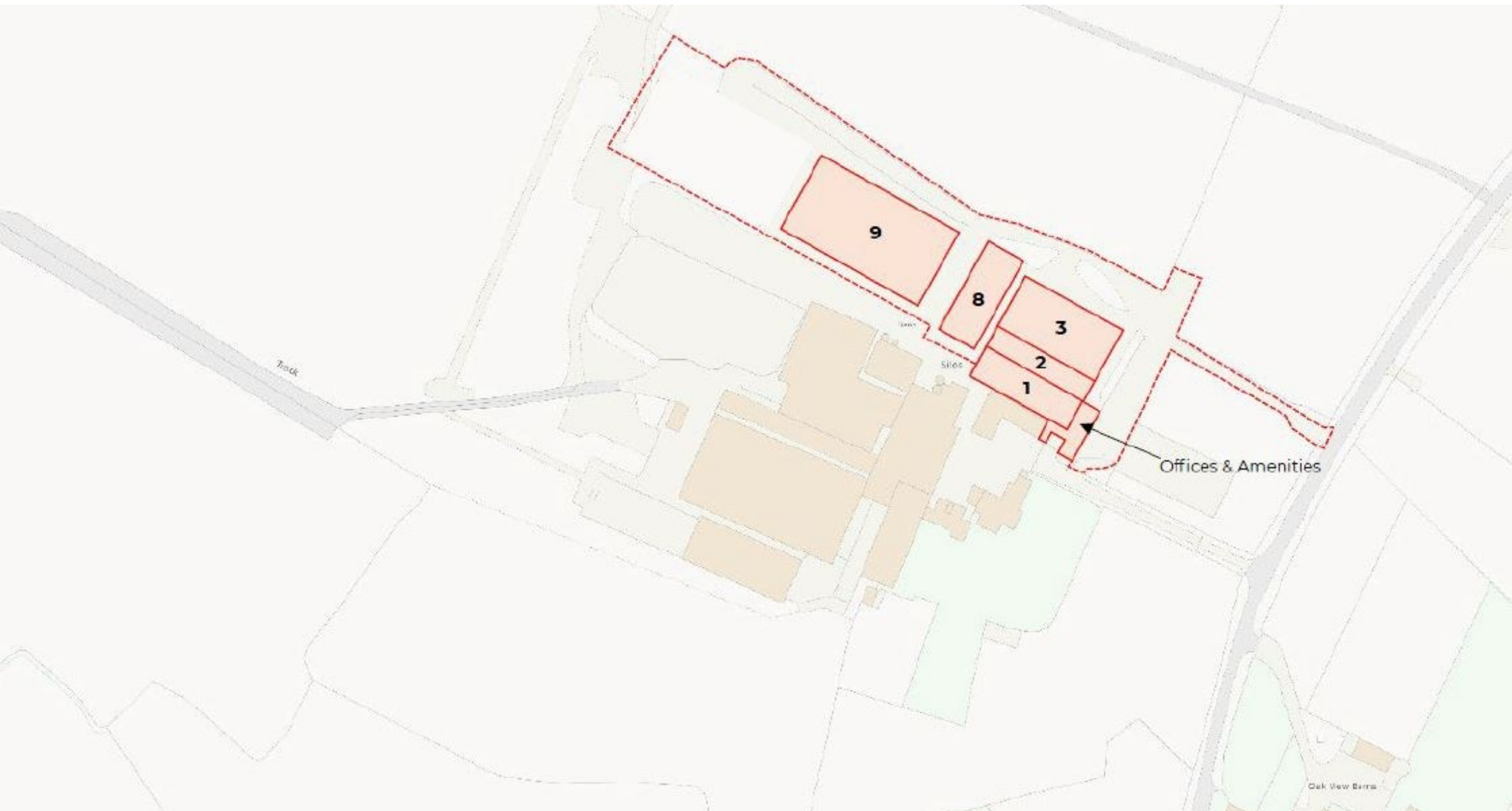
Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

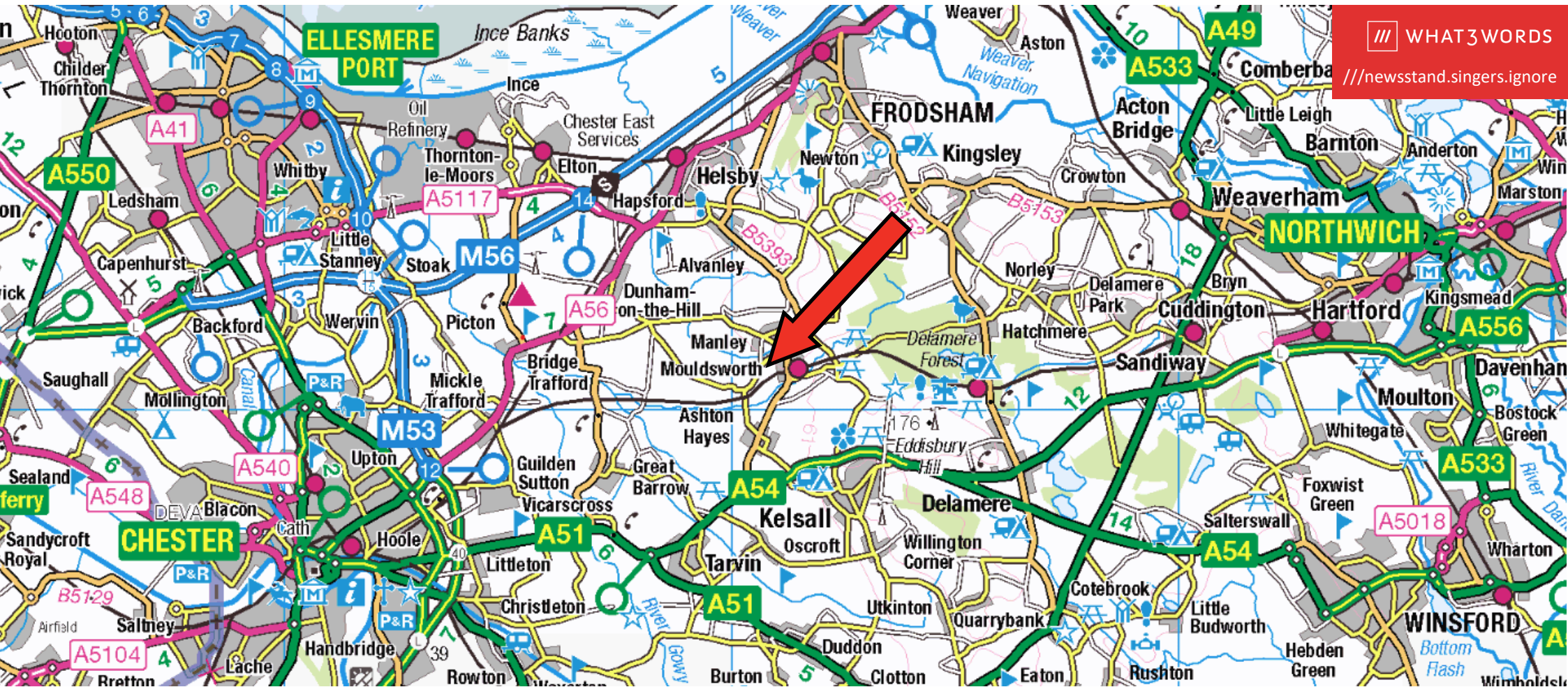




Location

The site is located on Smithy Lane in Mouldsworth. Mouldsworth is a village and civil parish on the outskirts of Chester in the unitary authority of Cheshire West and Chester and the ceremonial county of Cheshire, England.

The property is located 8 miles north east of Chester and benefits from good access to the M56 motorway and wider road network. Mouldsworth has a train station with a direct line between Chester and Manchester Picadilly.



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DATE PREPARED: **September 2025**



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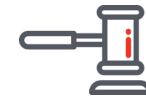
Commercial Agency



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Landlord & Tenant

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