

TO LET

LAST UNIT REMAINING

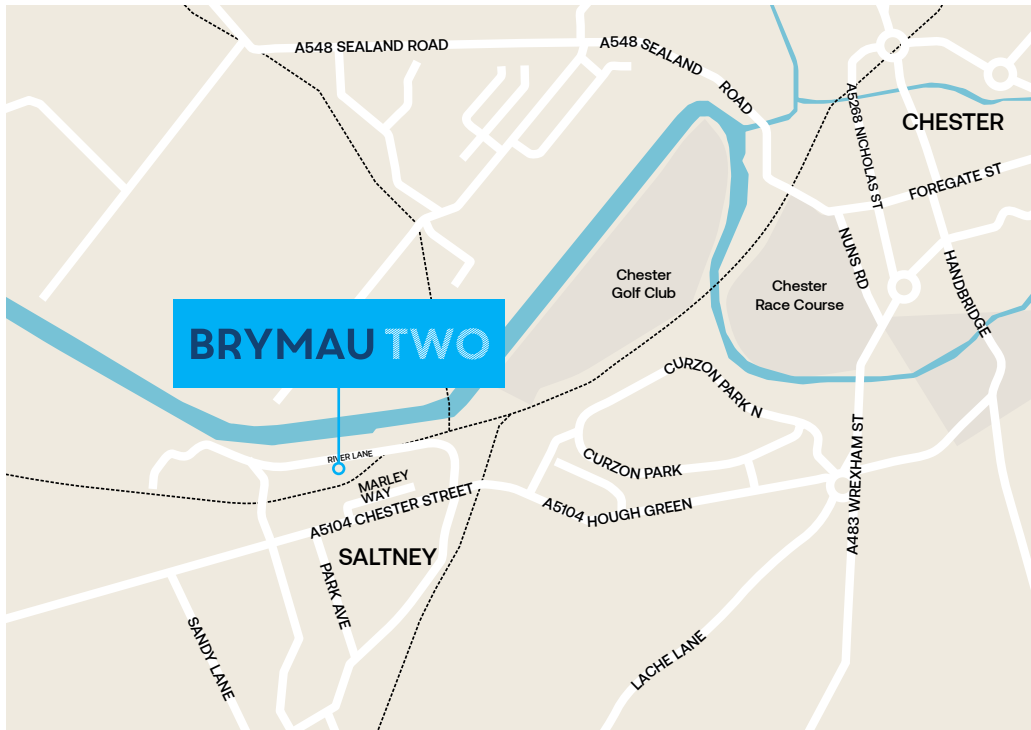
Unit 1, Block 1 673 sq m (7,245 sq ft)

BRYMAU TWO

RIVER LANE SALTNEY CH4 8RB



EXTENSIVELY REFURBISHED - AVAILABLE FOR IMMEDIATE OCCUPATION



LOCATION

Brymau 2 is located in Saltney, 2 miles south west of Chester City Centre on the Welsh border, within the county of Flintshire.

The property is located on River Lane which is accessed via the A5104 a principal vehicular thoroughfare providing links between Chester and North Wales conurbations.

The estate benefits from excellent road communications with the M53 and M56 located within 5 miles of the subject and providing excellent connectivity to the wider national motorway network

By rail, the nearest mainline station is Chester (fastest train times) to; London Euston (2 hours 5 minutes), Manchester Piccadilly (1 hour 5 minutes) and Liverpool Lime Street (1 hour 3 minutes).



BRYMAU TWO
RIVER LANE SALTNEY CH4 8RB

LOCATION

DESCRIPTION

AERIAL

FURTHER INFO

DESCRIPTION

Unit 1 comprises a refurbished, modern industrial building with the following specification:-



PART BRICK/PART PROFILE METAL CLAD ELEVATIONS



STEEL PORTAL FRAME CONSTRUCTION



6M EAVES



3-PHASE POWER



1 LEVEL ACCESS LOADING DOOR



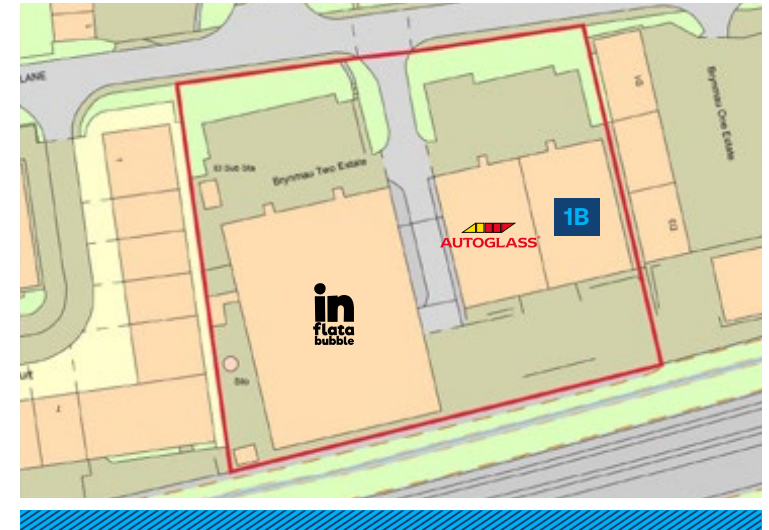
SHARED SERVICE YARD



2 ACRE PLOT



OFFICE/ STAFF ACCOMMODATION



ACCOMMODATION:

UNIT	SQ M	SQ FT
Building 1A		Let
Building 1B	673	7,245
Building 2		Let



**SALTNEY IS A
THRIVING COMMERCIAL
CENTRE, POPULAR
WITH TRADE COUNTER,
MANUFACTURING &
DISTRIBUTION OCCUPIERS**

TERMS

Available by way of a new Full Repairing and Insuring Lease on terms to be agreed.

RENTAL

Price on Application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices, outgoings and rental are subject to VAT the prevailing rate.

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.

RATEABLE VALUE

The property will be subject to reassessment for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.



On behalf of



CONTACT

For further details or to arrange an inspection please contact: -

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