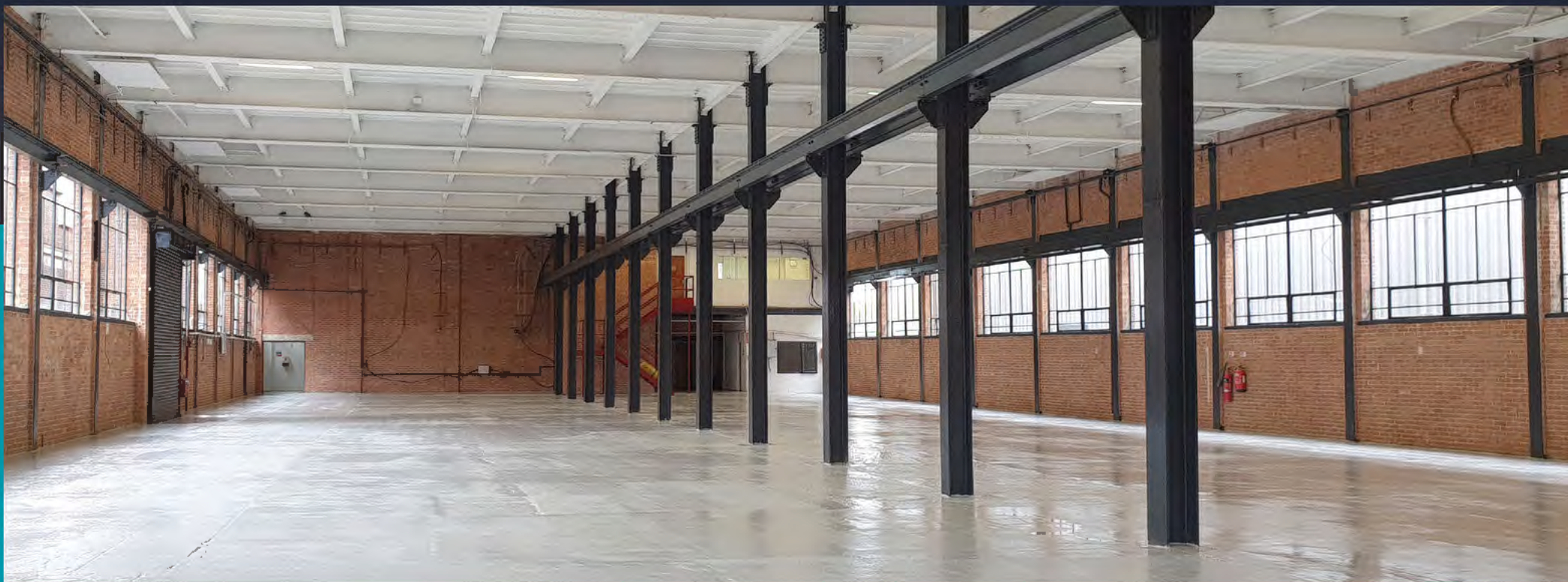


UNIT 2 DEVA WORKS

RIVER LANE, SALTNEY, CHESTER CH4 8RH

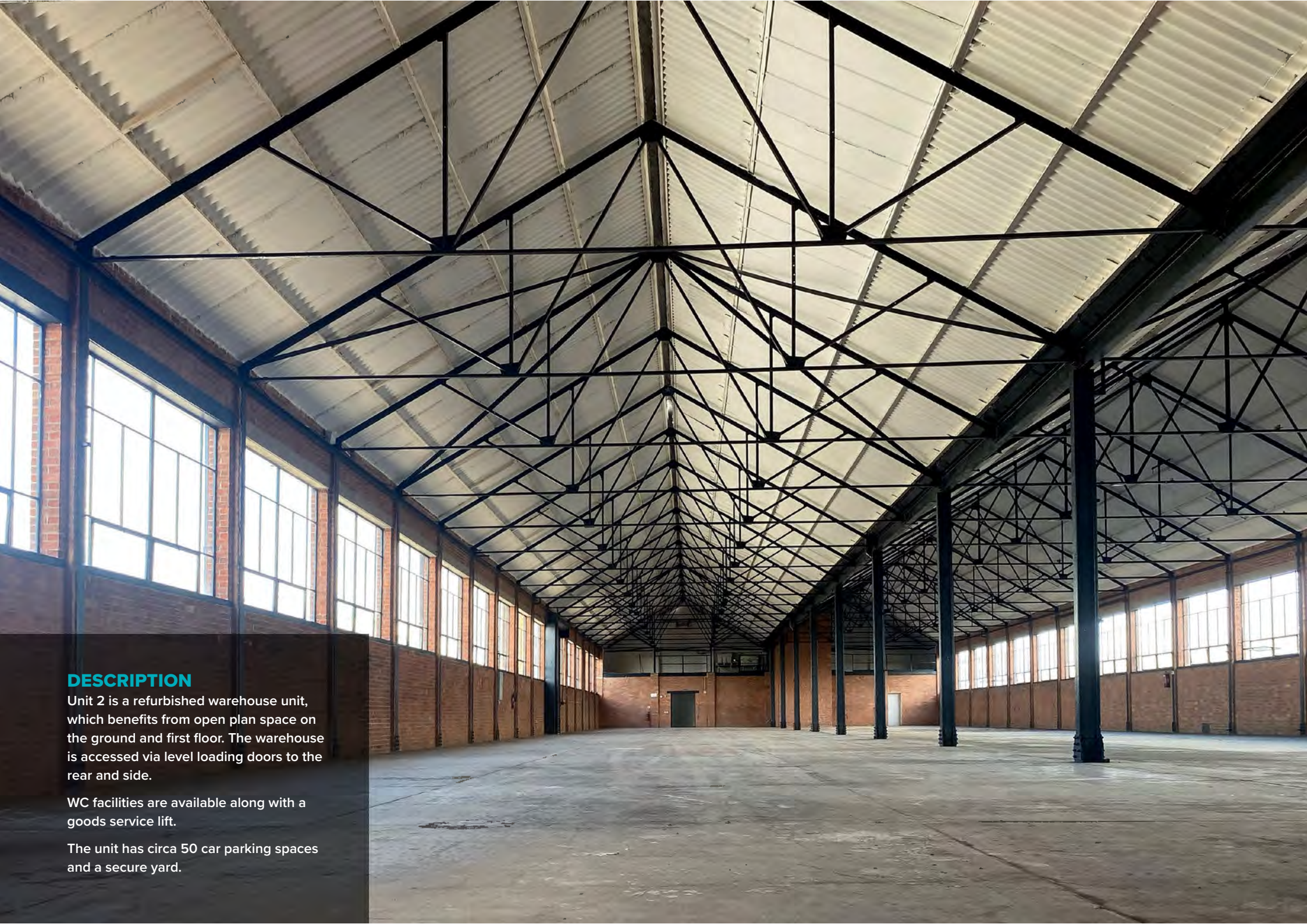


TO LET

36,768 sq ft (3,415.8 sq m)

FLEXIBLE LEASE TERMS

FLEXIBLE OPEN STORAGE SPACE



DESCRIPTION

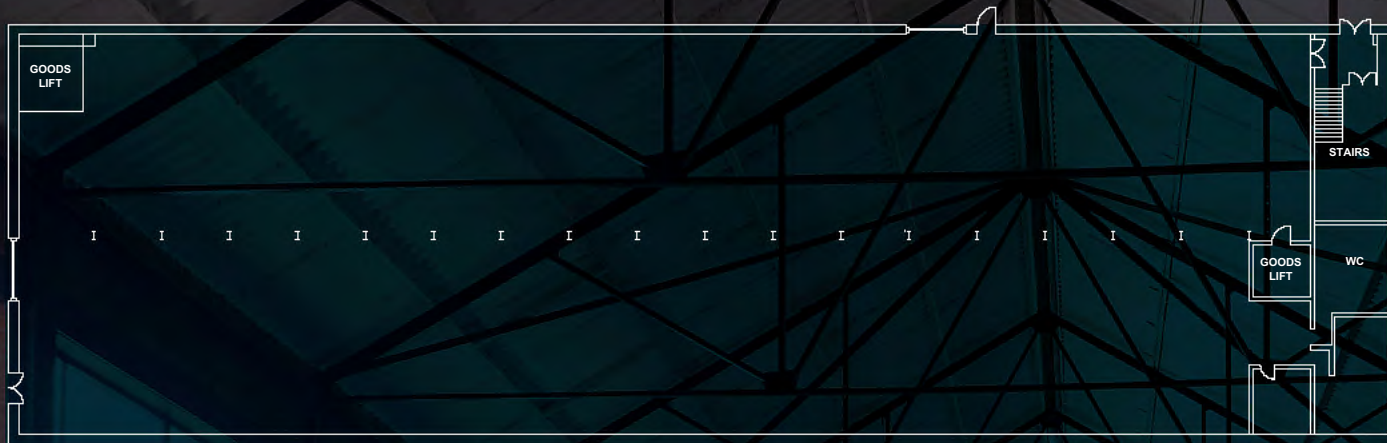
Unit 2 is a refurbished warehouse unit, which benefits from open plan space on the ground and first floor. The warehouse is accessed via level loading doors to the rear and side.

WC facilities are available along with a goods service lift.

The unit has circa 50 car parking spaces and a secure yard.

ACCOMMODATION

GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



FLOOR AREAS

Ground Floor	16,760 sq ft	1,557.13 sq m
Mezzanine	3,247 sq ft	301.69 sq m
First Floor	16,759 sq ft	1,556.97 sq m
TOTAL	36,768 sq ft	3,415.81 sq m

SPECIFICATION

- > 1 x goods lifts
- > Clear Ceiling heights:
 - Ground Floor - 6m
 - First Floor - 4.89m
- > 3 Phase electricity - 385kva
- > WC amenities
- > Roller shutter loading doors
- > Loading facility



UNIT 2

RIVER LANE

PARKING

ACCESS

BRIDGE STREET

LOCAL OCCUPIERS INCLUDE



CONNECTIVITY

LOCATION

Unit 2 Deva Works is located fronting onto River Lane approximately 2 miles to the west of Chester City Centre. Accessed directly from the A5104 Chester Street/High Street, one of the main arterial routes into the city.

ROAD

Unit 2 Deva Works benefits from excellent road communications with the M53 (Junction 12) located 2 miles to the north east of the city centre which provides direct access to Liverpool and the M56 to Manchester.

The property is well served by bus services to Chester train and bus stations and city centre. There are also direct bus services to Wrexham every 15 minutes at peak times.

RAIL

By rail, the nearest mainline station is Chester located 2 miles to the East with London Euston 2 hours 5 minutes travel time.

Manchester Piccadilly is 1 hour 5 minutes and Liverpool Lime Street 1 hour 3 minutes.

The Merseyrail network also connects through the Wirral to Liverpool and north through Merseyside to Southport and Ormskirk.

AIR

Manchester Airport and Liverpool John Lennon Airport, are both approximately 40 minutes by road from Chester. London's main airports can be reached by plane from Manchester in approximately 55 minutes.



UNIT 2 DEVA WORKS



CLOSE TO A55/M53/ M56 MOTORWAY NETWORK

A55, J36A - 3 MILES

M56, J16 / A494 - 7 MILES

M53 J12 / A55 - 9 MILES



CHESTER MAIN RAILWAY STATION WITHIN 2 MILES

LOCAL MERSEYRAIL NETWORK

LONDON EUSTON -
2 HOURS 12 MINUTES



2 MAJOR INTERNATIONAL AIRPORTS WITHIN EASY REACH

LIVERPOOL JOHN LENNON -
30 MILES

MANCHESTER AIRPORT -
40 MILES

FURTHER INFORMATION

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

Subject to assessment.

TERMS

The property is available on a short term licence. Terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on completion of refurbishment.

CODE FOR LEASE 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.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:



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