

Commercial Property To Let

Dee View Trade and Business Park, Bumpers Lane, Chester CH1 4LT

New Business Units – available January 2019

- 21,526 sq.ft / 1,999.6 sq.m of brand new industrial space
- Flexible accommodation
- Office content and staff facilities
- Eaves height of 5.5/6 metres
- Sectional up and over loading doors

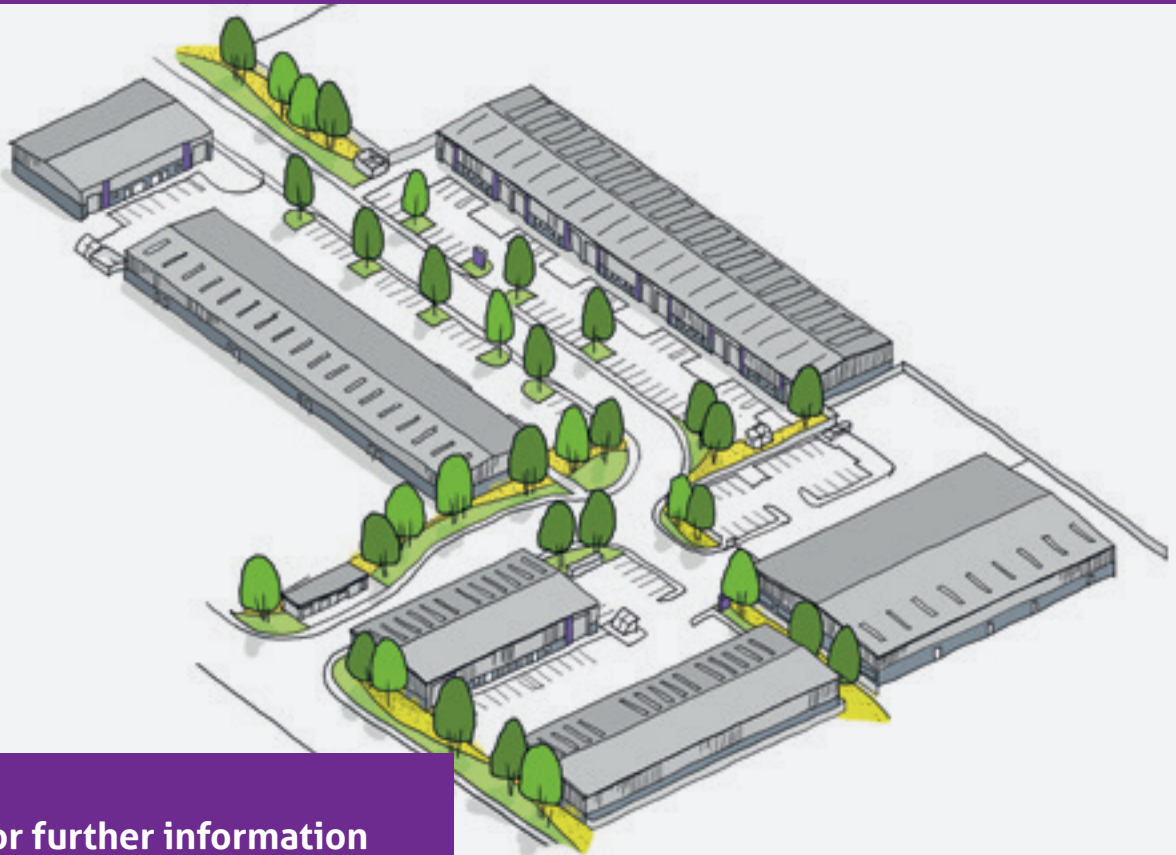
These BREEAM Excellent new build units will be steel framed with the interior finished in a combination of brick and insulated cladding system. They will also benefit from natural light from translucent light panels in the roof and high level lighting.

The overall site will have a secure perimeter and will benefit from a tarmacked car park and service yard.

Terms

The units are available to let by way of new full repairing and insuring leases, for a term of years to be agreed by negotiation. Lease terms will be available on application, please enquire for more information.

Each party shall be responsible for their own legal costs.



For viewings or further information

Contact **Gareth Joyce**. Tel: **01244 977176**
Email: Gareth.Joyce@cheshirewestandchester.gov.uk
or **Property Management** . Tel: **01244 977171**

	Size (m ²)	Size (ft ²)
Unit 1	205.8	2,215
Unit 2	198.5	2,137
Unit 3	198.5	2,137
Unit 4	198.5	2,137
Unit 5	198.5	2,137
Unit 6	198.5	2,137
Unit 7	198.5	2,137
Unit 8	198.5	2,137
Unit 9	198.5	2,137
Unit 10	205.8	2,215

The Council is happy to discuss combining units to offer suitable business space.

Rents are available on application.

Business Rates

The units will be subject to assessment for rating purposes on completion of the development.

Energy Performance Certificate

An EPC will be provided upon completion of the development.

Location Information

Located within close proximity to the M53, M56 and A55 Dee View Trade and Business Park is approximately 40 miles from Manchester and 28 miles from Liverpool.

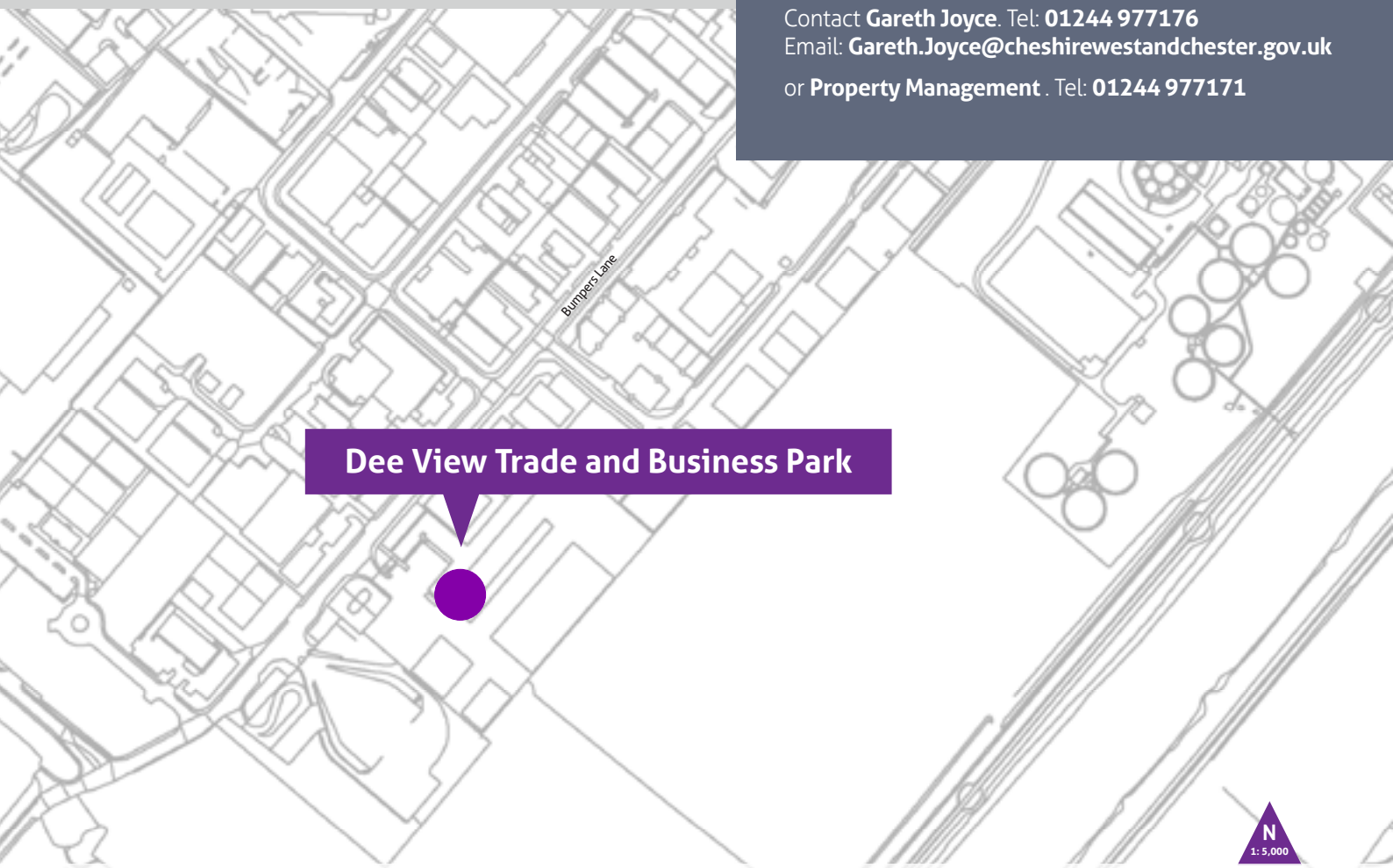
Situated in an established and thriving employment estate local tenants include Chester Exhaust Supplies, Aldi, Tesco, Thrifty, Europcar, QHP, Plumbase, Tile Giant and ARCO and benefits from Business Improvement District (BID) status.

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