

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
[legatowen.co.uk](http://legatowen.co.uk)



**DETACHED TRADE COUNTER / INDUSTRIAL UNIT / TRAINING FACILITY**

**14 KNUTSFORD WAY, SEALAND INDUSTRIAL ESTATE, CHESTER, CH1 4NX**



# 14 KNUTSFORD WAY, SEALAND INDUSTRIAL ESTATE, CHESTER, CH1 4NX

## DESCRIPTION

The property comprises a detached trade counter/industrial unit / training facility of steel frame construction with brick elevations under a felt roof.

Servicing is provided to the rear via a roller shutter loading door access via a rear yard.

A separate personnel entrance to the front elevation leads to showroom/office /staff accommodation via a forecourt parking area.

The unit benefits from a fit out for vehicle maintenance and training facility with equipment available by separate negotiation.

The property is situated adjacent to Howdens and GSF Car Parts with other occupiers include GMS, Travis Perkins, MKM Builders and BMW.

## ACCOMMODATION

The accommodation extends to approximately 374.23 sq m (4,028 sq ft) (gross internal area) in total, and is divided as follows:

	GIA Sq M	GIA Sq Ft
Showroom/Office	131.91	1,420
Warehouse/Workshop	229.32	2,468
Garage	13.00	140
<b>TOTAL</b>	<b>374.23</b>	<b>4,028</b>
<b>SITE AREA</b>	<b>0.13 ha</b>	<b>0.33 acres</b>

## TERMS

The property is available by way of a new full repairing lease for a term of years to be agreed.

## RENT

The rent is £30,000 per annum plus VAT.  
Rent is payable quarterly in advance by Direct Debit.

## RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

## BUSINESS RATES

The property will be subject to reassessment for rating purposes.



The property is situated within the West Chester Commercial Business Improvement District (BID).

Occupiers within the BID Area contribute towards a Bid Levy, which raises circa £100,000 per annum until 2027. The cost of the levy (paid annually) is equivalent to a daily cost of between £0.55 and £4.79 depending on the size of the premises.

This funding is ring fenced and spent by the business community on projects and services that support the trading environment, these include security and crime prevention initiatives, image enhancements, business support programmes, including free training for the Estates employees.

Further information can be found at [www.westchesterbid.co.uk](http://www.westchesterbid.co.uk)

## ENERGY PERFORMANCE CERTIFICATE

An EPC is in the course of being prepared and will be made available upon request.

## 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.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

All terms will be subject to VAT at the prevailing rate.

## VIEWING

By prior appointment through the sole agent, Legat Owen -

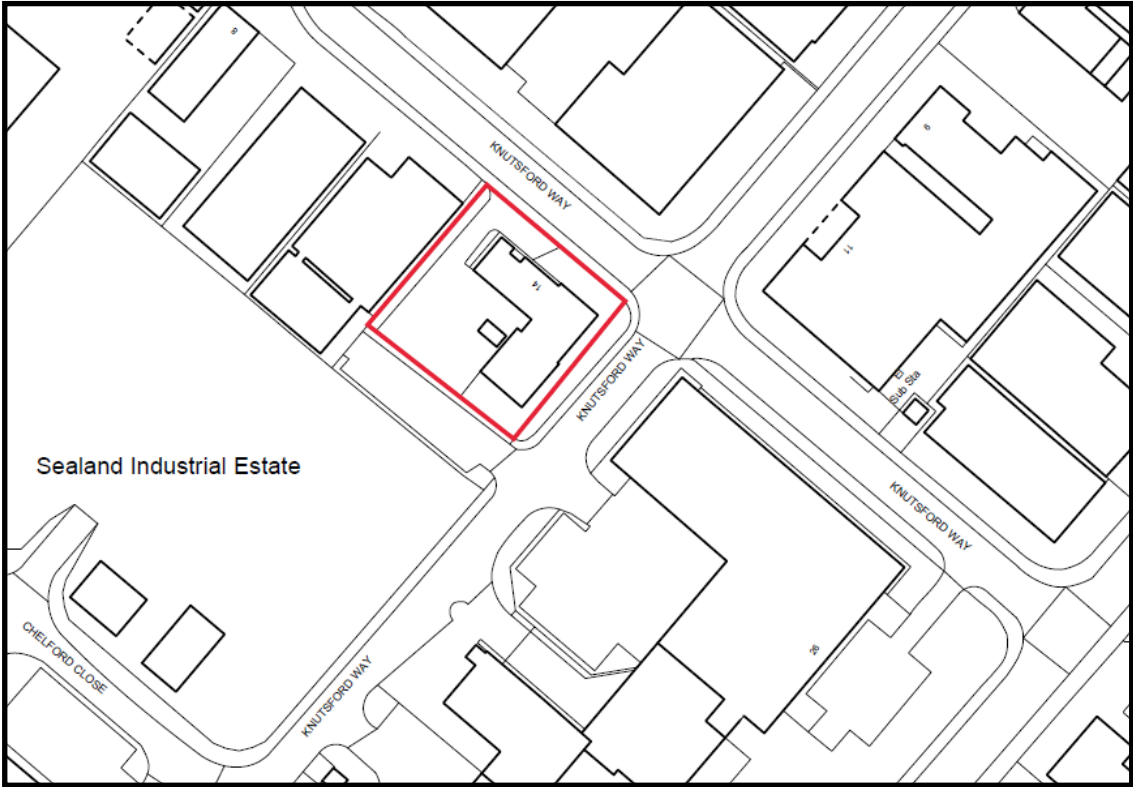
Mark Diaper - 01244 408236  
[markdiaper@legatowen.co.uk](mailto:markdiaper@legatowen.co.uk)

## 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.

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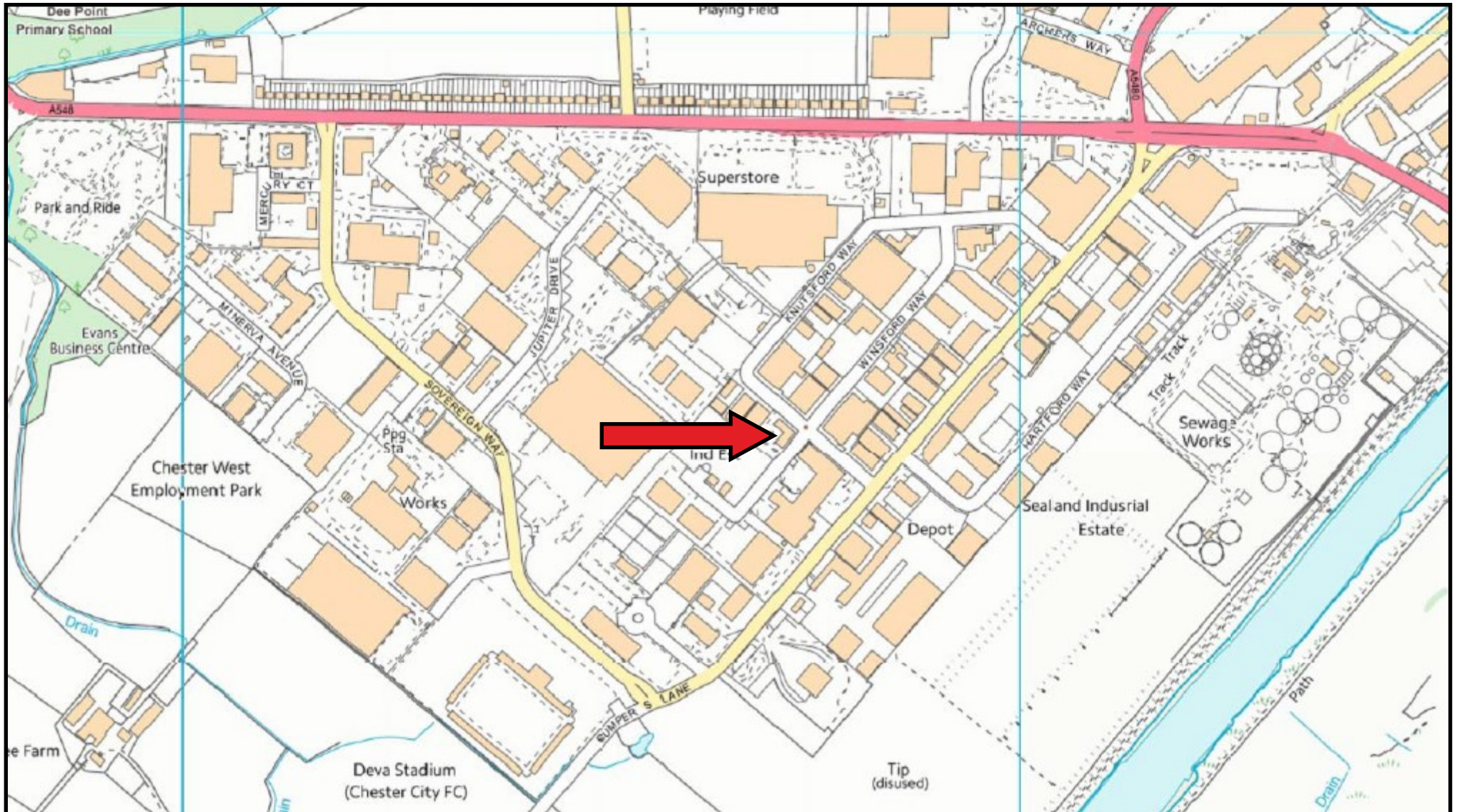
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## LOCATION

Knutsford Way is accessed directly off Bumpers Lane in the heart of Sealand Industrial Estate. Chester City Centre is approximately 1 mile to the east and is accessed via Sealand Road (A548) which is mainly populated with Chester's out of town retail parks and car showrooms.







MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: **NOVEMBER 2022**