

# TO LET

9,425 sqft  
875.58 sqm

## TO BE REFURBISHED



  
**WestChester**  
CommercialBID

UNIT 3/4, 9-21 HARTFORD WAY, SEALAND INDUSTRIAL ESTATE, CHESTER, CH1 4NT  
DETACHED TRADE COUNTER/INDUSTRIAL UNIT

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



## DESCRIPTION

The property comprises a detached trade counter/industrial unit to be comprehensively refurbished and benefits from:

- New roof system
- Roof lights
- Overclad elevations
- New loading doors
- Dedicated yard/car parking areas
- Glazed personnel entrance
- New office/staff facilities
- A bespoke internal fit out is available by separate negotiation

## ACCOMMODATION

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

	GIA sqm	GIA sqft
Warehouse	875.58	9,425
<b>TOTAL</b>	<b>875.58</b>	<b>9,425</b>

## TERMS

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

## RENT

The rent is £65,000 per annum plus VAT.  
Rent is payable quarterly in advance by direct debit.

## RENT DEPOSIT

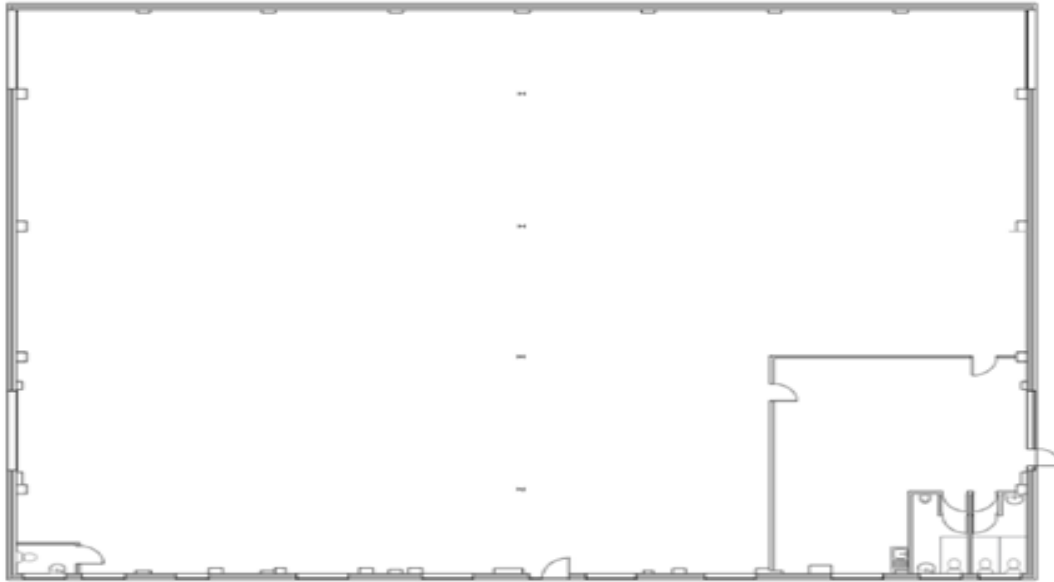
A rent deposit may be requested dependent on credit check.



## CONTACT

MARK DIAPER - 01244 408236 / markdiaper@legatowen.co.uk





Proposed Layout: Base Specification

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## BUSINESS RATES

The property will be subject to reassessment for rating purposes.

## ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on completion of the refurbishment works.

## 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.

## 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.



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)



Sealand Trade Park

El Sub Site

## CONTACT

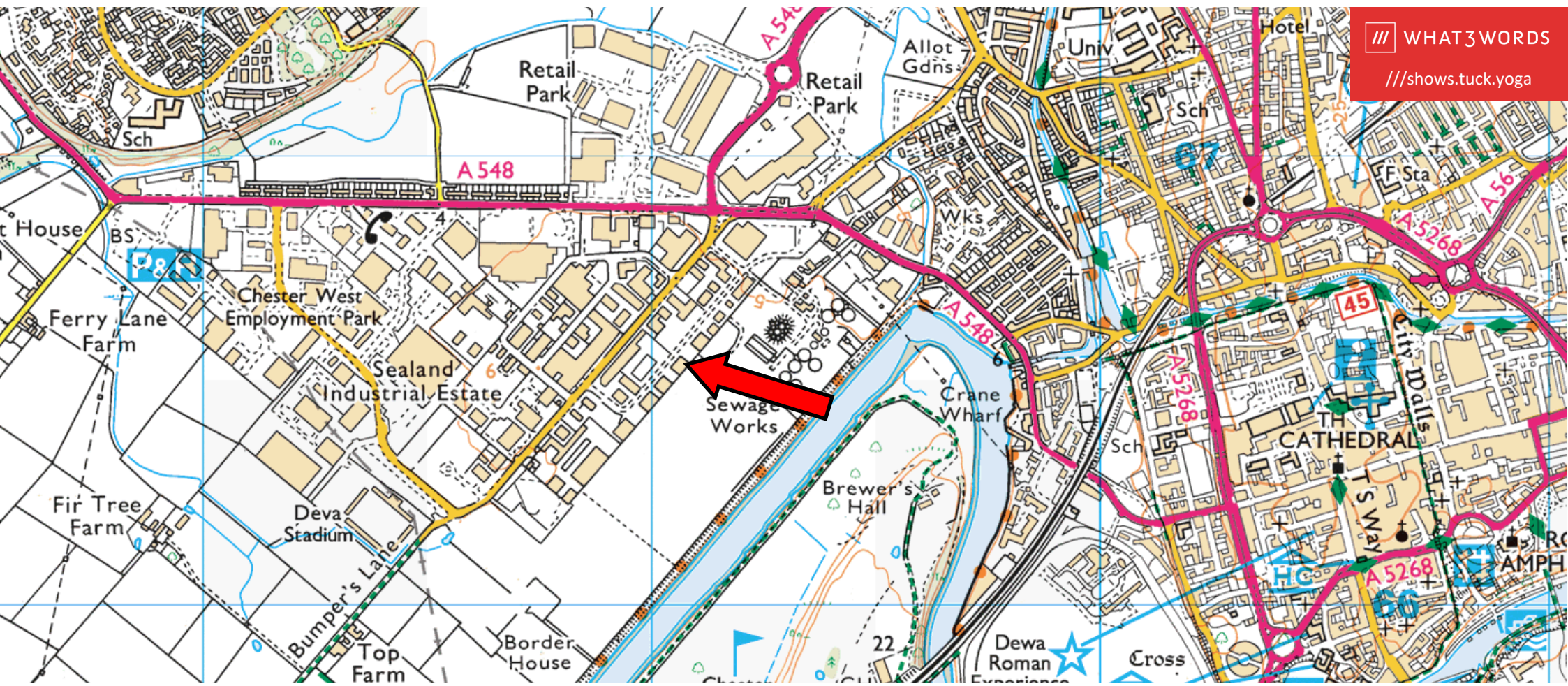
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## LOCATION

Hartford Way is accessed directly off Bumpers Lane on Sealand Industrial Estate in close proximity to CTD and Clifton Trade Bathrooms. 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.



/// WHAT3WORDS

///shows.tuck.yoga

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