

COMMERCIAL &  
INDUSTRIAL  
AGENTS



DEVELOPMENT &  
MANAGEMENT  
SURVEYORS

**0800 083 3216**

**TO LET**

**UNIT 5 DUNKIRK ESTATE  
CHESTER, CH1 6LZ**



**LOCATION**

Dunkirk Estate comprises of older industrial units. The estate is conveniently located for access to Chester and Ellesmere Port but also onto the A55 dual carriageway and M56 Motorway which in turn gives access to a national motorway network.

**DESCRIPTION**

Two storey industrial unit suitable for a variety of uses. The unit is of block construction and clad with corrugated fibre cement sheets. The unit comprises of a workshop area and a first floor office space with the benefit of a double roller shutter door at the front and a single roller shutter door at the rear. The units also benefit from w.c and kitchen facilities and a store room.

**Web Site: [www.guywoodcock.com](http://www.guywoodcock.com) ▪ Email: [enquiries@guywoodcock.com](mailto:enquiries@guywoodcock.com)**

## **ACCOMMODATION**

<b>UNIT</b>	<b>SIZE SQ FT</b>	<b>RENT</b>	<b>AVAILABILITY</b>
Unit 5	2,734 sq ft	£7,500 pa	Available

## **TERMS**

Short term license agreement.

## **SERVICES**

Electrics / water - The unit will have a sub-metered supply and usage will be billed by the landlord on a monthly or quarterly basis.

## **RATES**

Rateable Value           £9,500 pa

Rates Payable           £4,047pa for year ending 31<sup>st</sup> March 2012 – Part small business rate relief exists on this unit until October 2012

## **VAT**

All rentals and service charges will attract VAT.

## **VIEWING**

Viewings strictly by appointment with Guy Woodcock Chartered Surveyors on 01244 817160.

Email: [guy@guywoodcock.com](mailto:guy@guywoodcock.com)

## **DIRECTIONS**

From the roundabout at the end of the M56, take the 2nd exit left sign posted A5117 Ellesmere Port. Dunkirk Estate can be seen 300 yards on your right clearly marked with the estates entrance board and letting agent's sales boards.

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