

**FOR SALE**

**UNIT 1 CATHERALLS INDUSTRIAL ESTATE  
PINFOLD LANE, BUCKLEY, CH7 3PS**



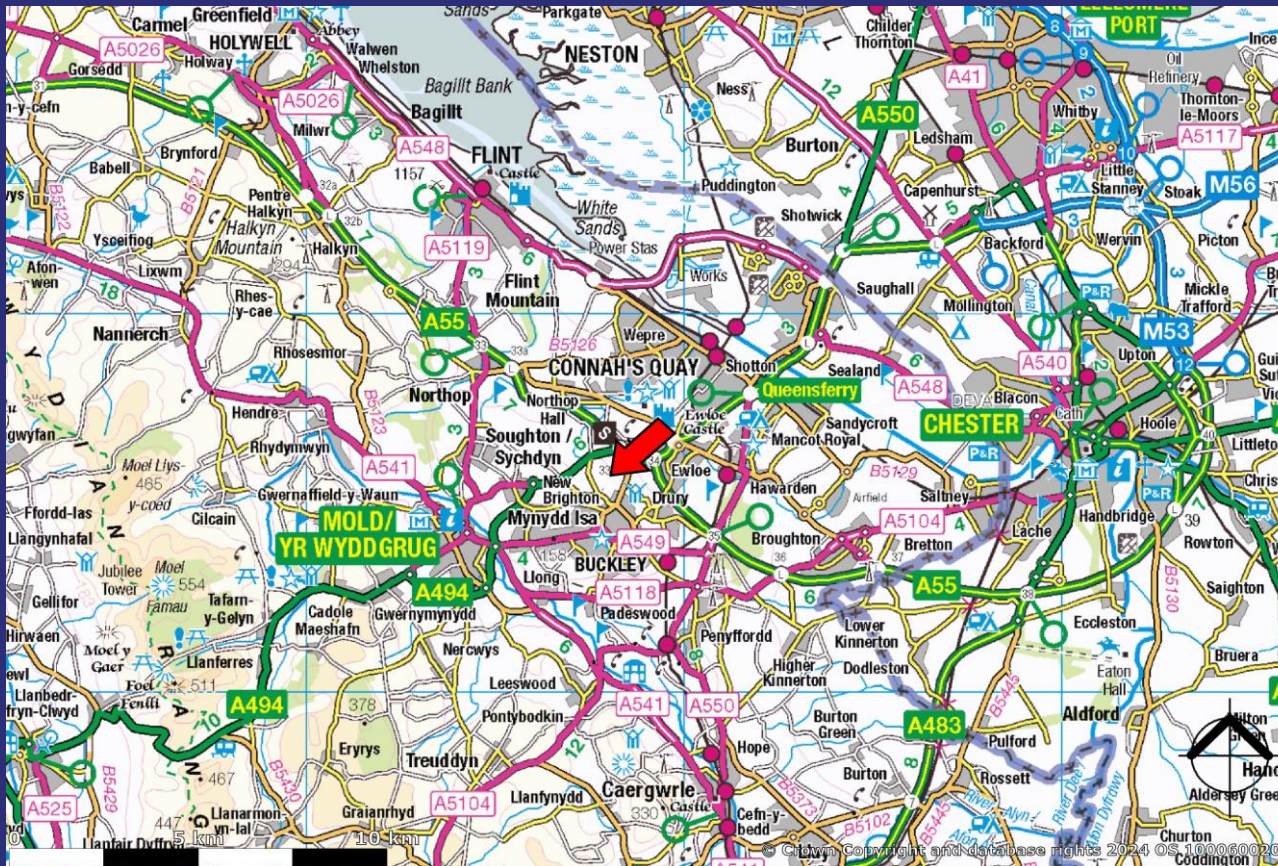


## LOCATION

Buckley lies close to the A55 North Wales Expressway to which it is accessed via the A549, road communications in the area being generally good and providing rapid access to the surrounding areas of employment.

The subject property is situated on Catherall's Industrial Estate. The estate lies approximately one mile from the A55 North Wales Expressway, which provides direct access to the national motorway network via Junction 16 of the M56. Chester lies approximately 12 miles to the east.

**Please refer to location plan.**



- **Headquarter Premises**
- **Recently Refurbished**
- **Established Industrial Location**
- **454.89 Sq M (4,896 Sq Ft)**
- **Offers In The Region Of £395,000**





## DESCRIPTION

The property comprises a semi-detached modern industrial headquarters industrial unit of traditional steel portal frame construction, with insulated cladding panels with block elevations beneath a pitched roof of similar materials, incorporating natural light panels.

The property has recently been refurbished and provides trade counter, offices, kitchen, wc facilities, largely open plan warehousing, first floor mezzanine and office accommodation and rear storage facility.

## ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal Area as follows.

	Sq m	Sq ft
Ground floor office	97.93	1,054
First floor office	87.43	941
Warehouse	196.70	2,117
<b>Sub Total</b>	<b>382.06</b>	<b>4,112</b>
Mezzanine	77.83	784
<b>Total</b>	<b>454.89</b>	<b>4,896</b>
<b>Eaves Height</b>	<b>5.25 m</b>	

## PURCHASE PRICE

The property is available freehold for a price in the region of £395,000.

## RATES

The property has a Rateable Value of £17,750.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of E.

Certificate Reference: 8511-6418-8215-0432-5770.

A full copy of the EPC is available upon request.

## SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

The property benefits from a Three Phase electricity supply.

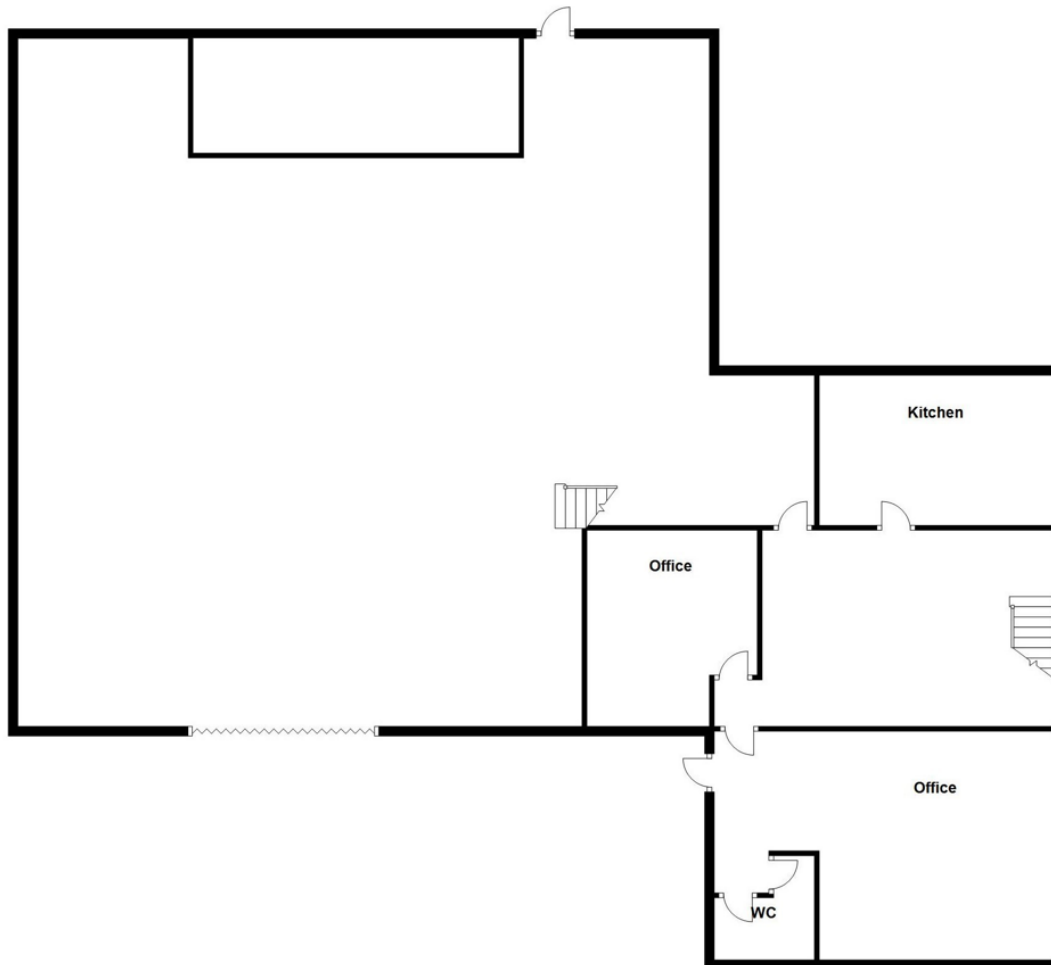
## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

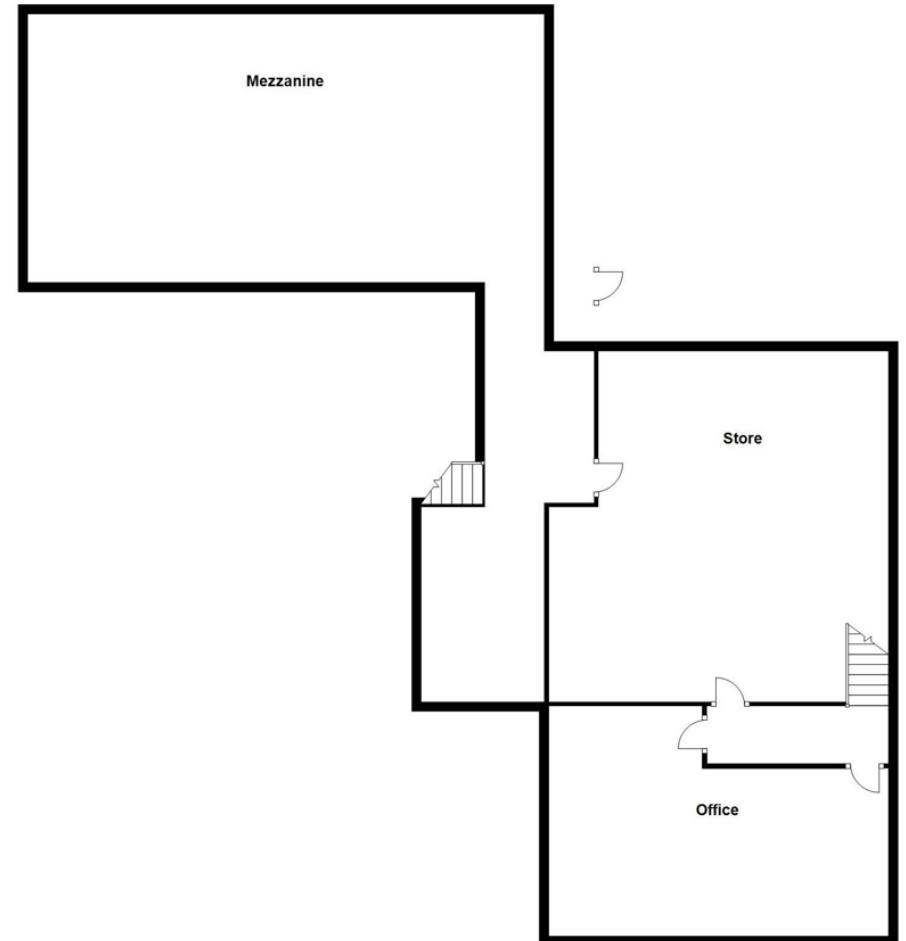
## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

Ground Floor



First Floor



## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## VIEWING

Strictly by appointment through the joint agents BA Commercial, Chester 01244 351212 and Legat Owen 01244 408200.



**Howard Cole**

[howard.cole@bacommercial.com](mailto:howard.cole@bacommercial.com) **07387 647578**

**Mark Diaper**

[markdiaper@legatowen.co.uk](mailto:markdiaper@legatowen.co.uk) 07734 711409

**SUBJECT TO CONTRACT**

## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.



**Chester Office:** 2 Friarsgate, Grosvenor Street,  
Chester, CH1 1XG Tel: 01244 351212

**North Wales Office:** Hanover House, The Roe  
St Asaph, LL17 0LT Tel: 01745 330077

**Nantwich Office:** Frederick House  
Princes Court, Beam Heath Way, Nantwich, CW5 6PQ  
Tel: 01270 440014

**[www.bacommercial.com](http://www.bacommercial.com)**