



# TO LET

**Unit 4 Balderton Industrial Estate, Dogleston, Chester, CH4 9LF**

Detached industrial warehouse with dedicated secure yard  
6,700 sq ft (622 sq m)

**LegatOwen**  
CHARTERED SURVEYORS



## Description

The property comprises a detached warehouse and benefits from:

- Steel portal frame construction
- Dedicated secure yard
- Electric loading doors
- Concrete floor
- 24/7 access
- LED lighting

## Accommodation

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

	GIA sqm	GIA sqft
Warehouse	622	6,700
Eaves Height	6m	

## Terms

The property is available on a Full Repairing and Insuring lease direct from the landlord.

## Rent

The rent is £48,250 per annum plus VAT.

## Rent Deposit

A rent deposit may be requested dependent on credit checks.

## Note

Land at Balderton Industrial Estate is also available for lease from a minimum of 0.4 Acres. Brochure can be found [here](#).





### **Business Rates**

The property has a Rateable Value of £18,750.

### **Service Charge**

The property is subject to a service charge for the common areas of the estate.

### **Utilities**

The property benefits from single phase power, water and mains drainage.

### **Energy Performance Certificate**

The property is undergoing an EPC check.

### **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.

### **Anti-Money Laundering Regulations**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





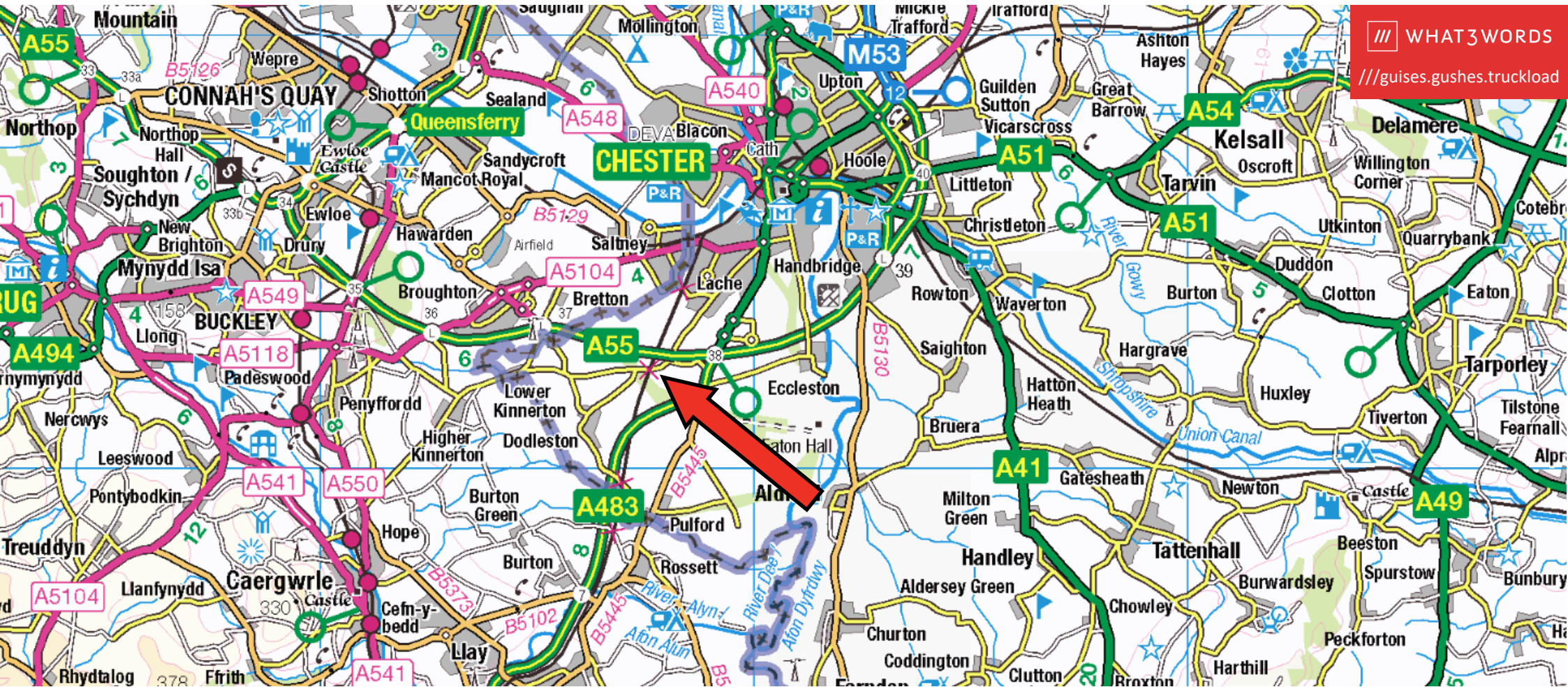




## Location

Balderton Sawmills is situated on Welsh Road in Balderton, approximately 4 miles to the south of Chester City Centre.

The property is approximately 0.5 miles from the A483 dual carriageway which in turn links with the A55 and M53 to the west of Chester.



## Contact:



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**07919 968086**  
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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 give 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: May 2025



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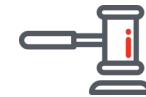
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