

**54 CLAYHILL INDUSTRIAL ESTATE**  
COALBROOKDALE ROAD, NESTON,  
ELLESMERE PORT, CH64 3UG



**TO LET**

**WORKSHOP / WAREHOUSE/ STORAGE FACILITY**  
**744 SQ FT (69.13 SQ M)**

CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

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## LOCATION

The subject accommodation is located on the well established and highly successful Clayhill Industrial Estate, just off the B5136 close to its junction with the A540 (Chester High Road) and approximately 4 miles from junction 4 of the M53.

## DESCRIPTION

The development comprises 10 single storey workshop units which benefit from the following features:

- 3 Phase Electricity
- Small toilet block
- Tea making point
- Lighting throughout
- Up and over sectional door with 3 metre clearance
- Eaves height of a minimum 4.5 metres
- Communal car parking

## LEASE TERMS

The subject unit is available on flexible lease term and will be offered on an internal repairing basis with external repair and maintenance the responsibility of the landlord.

## RENTAL

The unit is available at £110 per week to include rental and estates charge which will incorporate the upkeep and maintenance of the estate, together with any external repairs and maintenance.

## VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

## BUSINESS RATES

The tenant will be responsible for the payment of business rates directly to the local authority.

We understand that the rates payable for 2011/2012 are £1,789.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop,

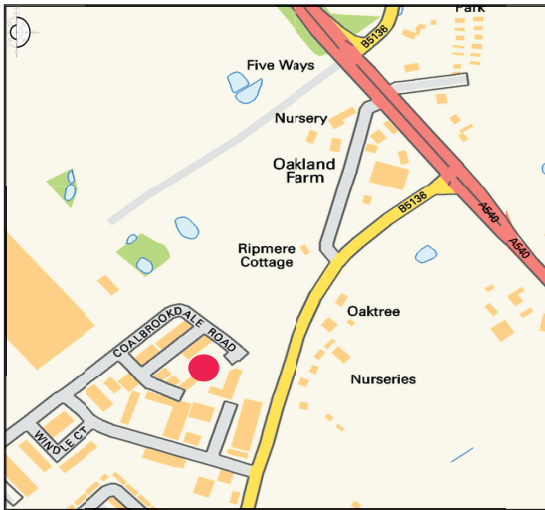
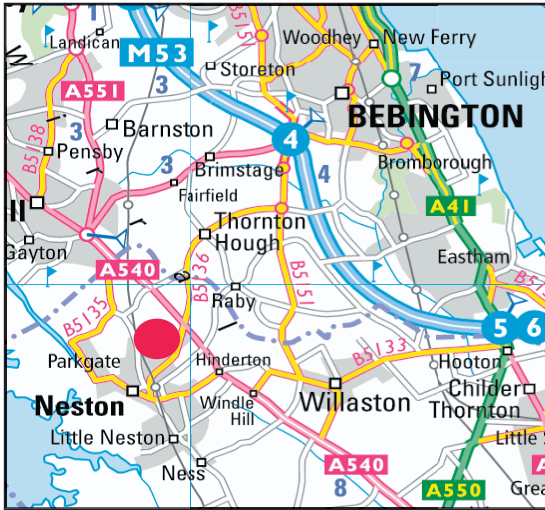
Hitchcock Wright & Partners.

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Details Prepared AUGUST 2011

Subject to Contract



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