

**CLAYHILL INDUSTRIAL ESTATE  
COALBROOKDALE ROAD  
NESTON CH64 3UG**



**TO LET**  
**INDUSTRIAL / WORKSHOP UNIT**  
**908 SQ FT (84.4 SQ M)**  
**SIMPLE LEASE AGREEMENTS**

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LIVERPOOL, L2 9SH

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# CLAYHILL INDUSTRIAL ESTATE, NESTON CH64 3UG

## LOCATION

The subject units are 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:

- 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 terms and will be offered on an internal repairing basis with external repair and maintenance the responsibility of the landlord recoverable by way of an estate service charge.

## AVAILABILITY

UNIT	SIZE	RENT
47	908 sqft (84.4 sqm)	£9,000 per annum

The rent includes an 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.

## VIEWING & FURTHER INFORMATION

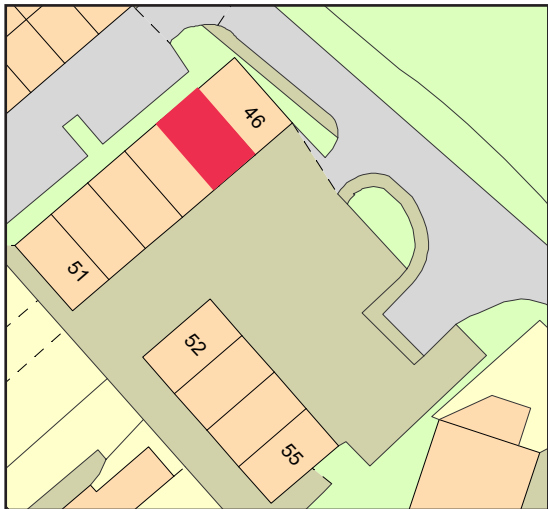
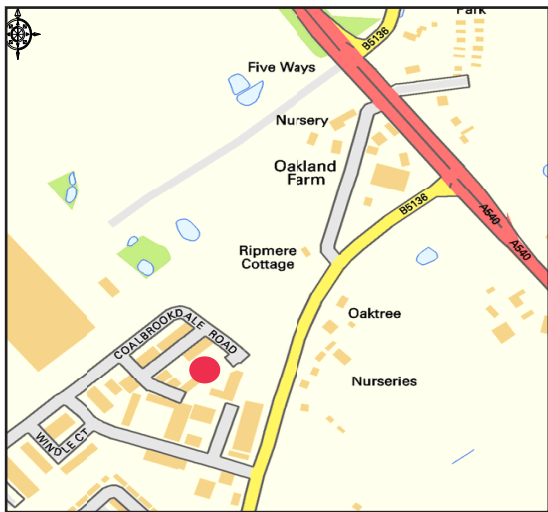
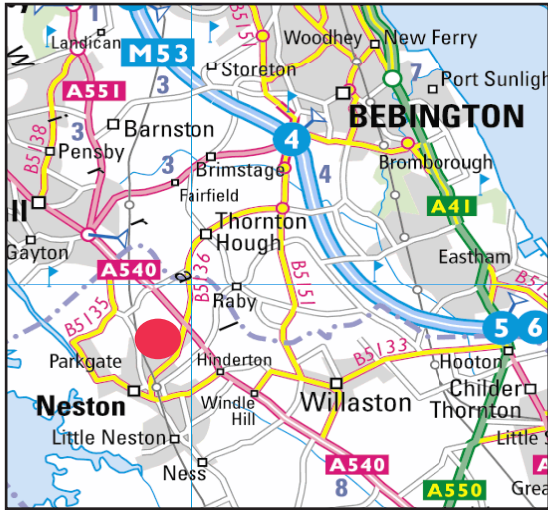
For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

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Details Updated February 2024

**Subject to Contract**



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