

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



TO LET

INDUSTRIAL / WORKSHOP UNITS

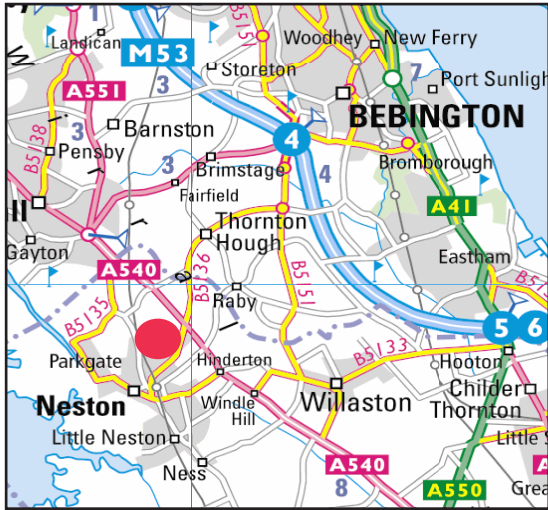
750 SQ FT (70.0 SQ M)

- * FLEXIBLE TERMS AVAILABLE**
- * CONCESSIONS FOR NEW AND RELOCATING BUSINESSES**
- * SIMPLE LEASE AGREEMENTS**

**CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET
LIVERPOOL, L2 9SH**

Hitchcock Wright
INDUSTRIAL & PARTNERS
0151 227 3400
www.hitchcockwright.co.uk

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 units are 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	750 sqft (70.0 sqm)	£7,500 per annum
51	750 sqft (70.0 sqm)	£7,500 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.

ANTI-MONEY LAUNDERING

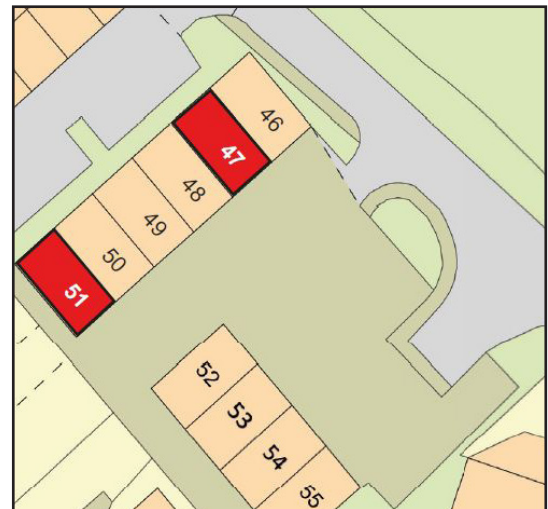
In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

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

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Email: nickharrop@hwardp.co.uk



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Details Updated August 2023

Subject to Contract

www.hitchcockwright.co.uk

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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