

# FOR SALE / TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
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[www.legatowen.co.uk](http://www.legatowen.co.uk)



## Evolution House, Long Acres Road, Clayhill Industrial Estate, Neston, CH64 3RL

MODERN WAREHOUSE/  
INDUSTRIAL UNIT WITH  
OFFICES & LARGE YARD

**15,447 SQ FT**  
**(1,435 SQ M)**

ON A SITE OF 0.73 ACRES  
(0.29 HECTARES)



## DESCRIPTION

The property comprises detached industrial / trade counter / manufacturing unit of steel portal frame construction clad to the elevations and roof with profile metal sheet cladding. Servicing is via two concertina loading doors to the side elevation accessed via a large fenced service yard of concrete and tarmacadam surface.

A separate personnel entrance is accessed via a dedicated car park to the front elevation through a full height glazed atrium providing a mix of open plan and private office accommodation together with kitchen and W.C. facilities. This leads to a mezzanine floor which runs around the perimeter of the warehouse area with full height in the middle of the warehouse and a clear working height of 6.8m.

An area of expansion land of 0.58 acres (edged Blue) to the side of the site is available by way of separate negotiation.

## ACCOMMODATION

The property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and has a gross internal area of:

Ground floor office	1,605 sq ft	149.09 sq m
First Floor office	1,605 sq ft	140.09 sq m
Warehouse	8,235 sq ft	765.03 sq m
Mezzanine	4,002 sq ft	371.83 sq m
<b>Total</b>	<b>15,447 sq ft</b>	<b>1,435.04 sq m</b>
<b>Site Area</b>	<b>0.73 Acres</b>	<b>0.29 Hectares</b>

## TENURE

The LongLeasehold interest is For Sale or alternately property is available To Let by way of a new lease for a term of years to be agreed.

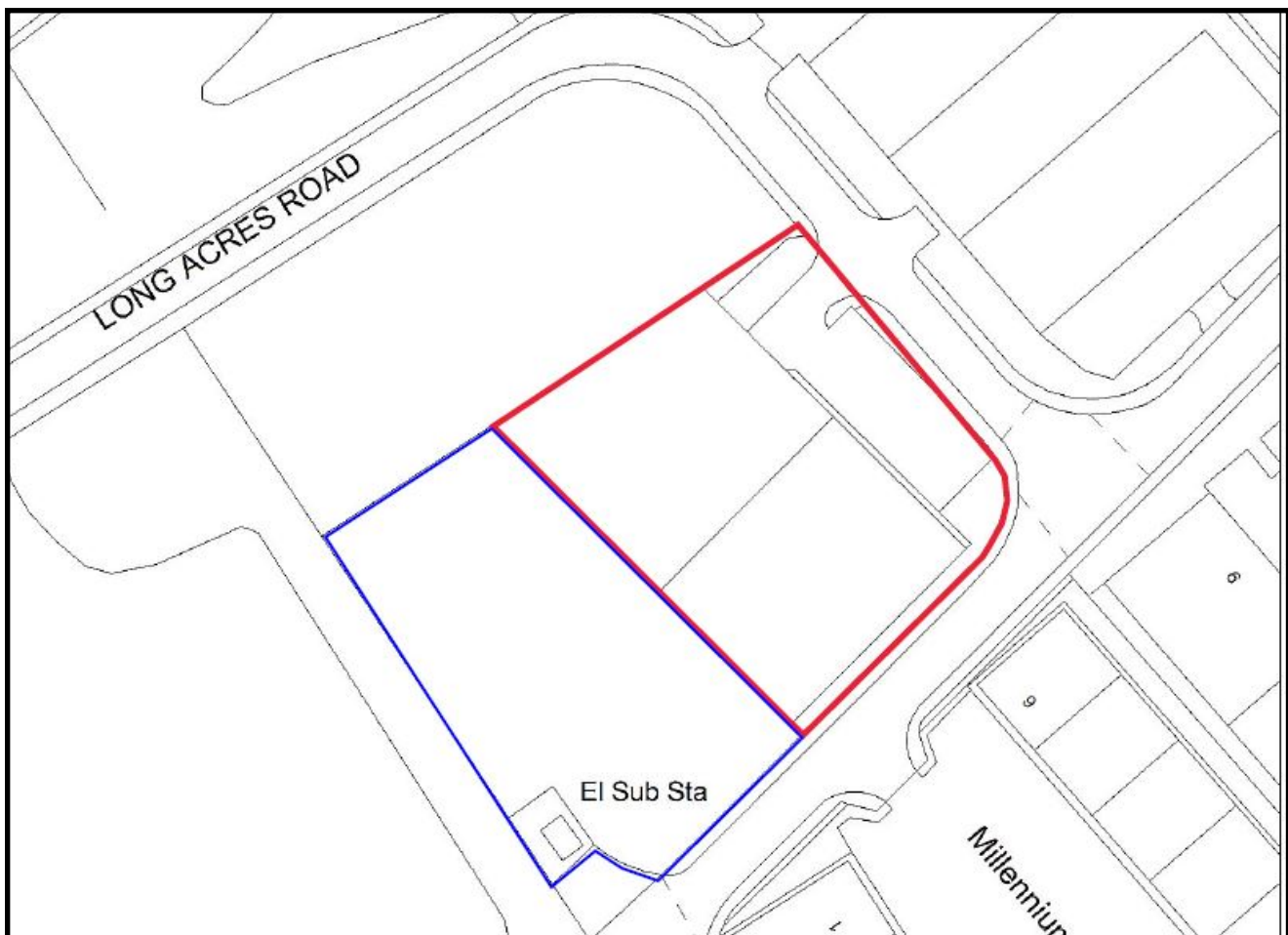
## TERMS

Rent - £59,500 per annum

LongLease - On Application

## PLANNING

The property is situated within an existing industrial estate and was previously operated as a trampoline park and wrestling school.





**ENERGY PERFORMANCE CERTIFICATE**

**C** 51-75

**75** This is how energy efficient the building is.

**VIEWINGS**

Strictly by prior appointment with the sole agent Legat Owen,

Mark Diaper - [markdiaper@legatowen.co.uk](mailto:markdiaper@legatowen.co.uk)



**RATEABLE VALUE**

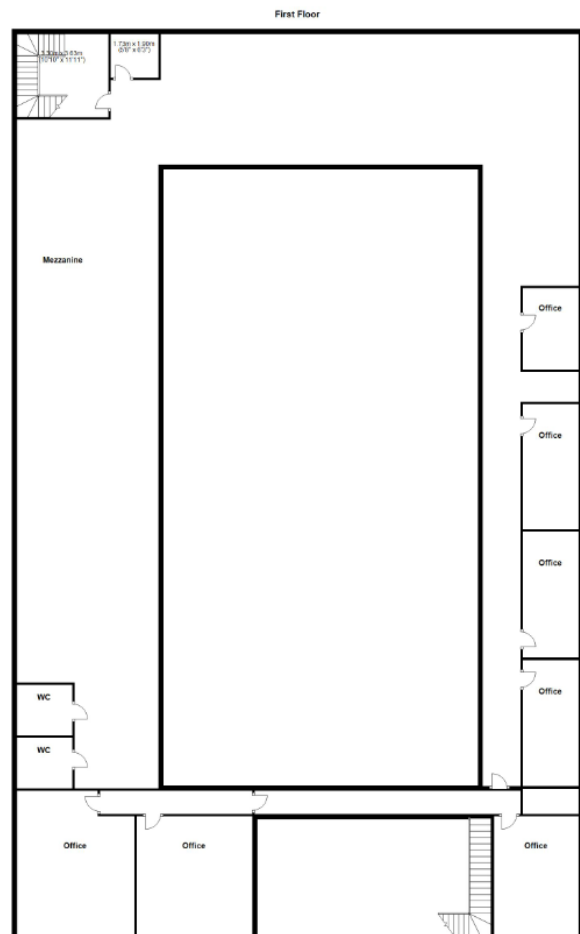
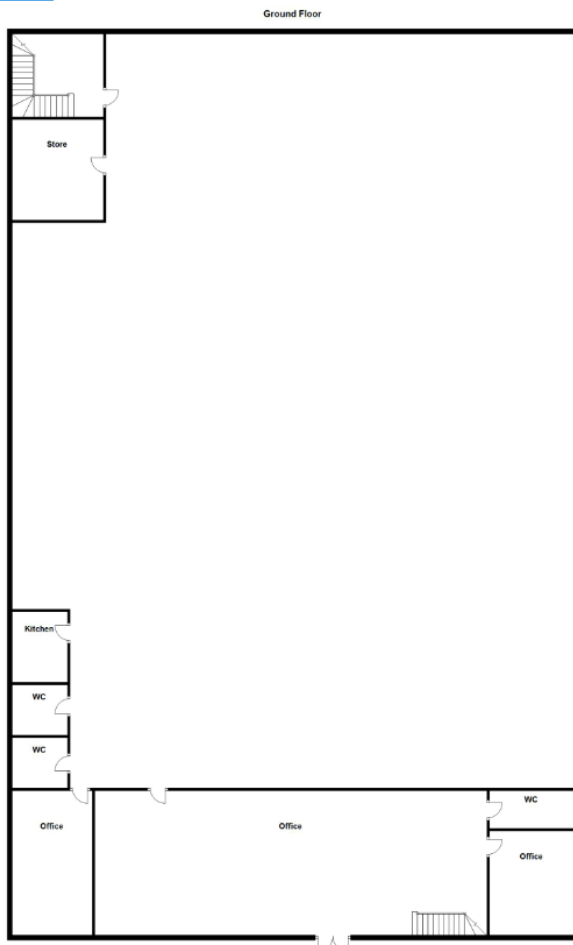
The property has a rateable value of £57,000.

**VAT**

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

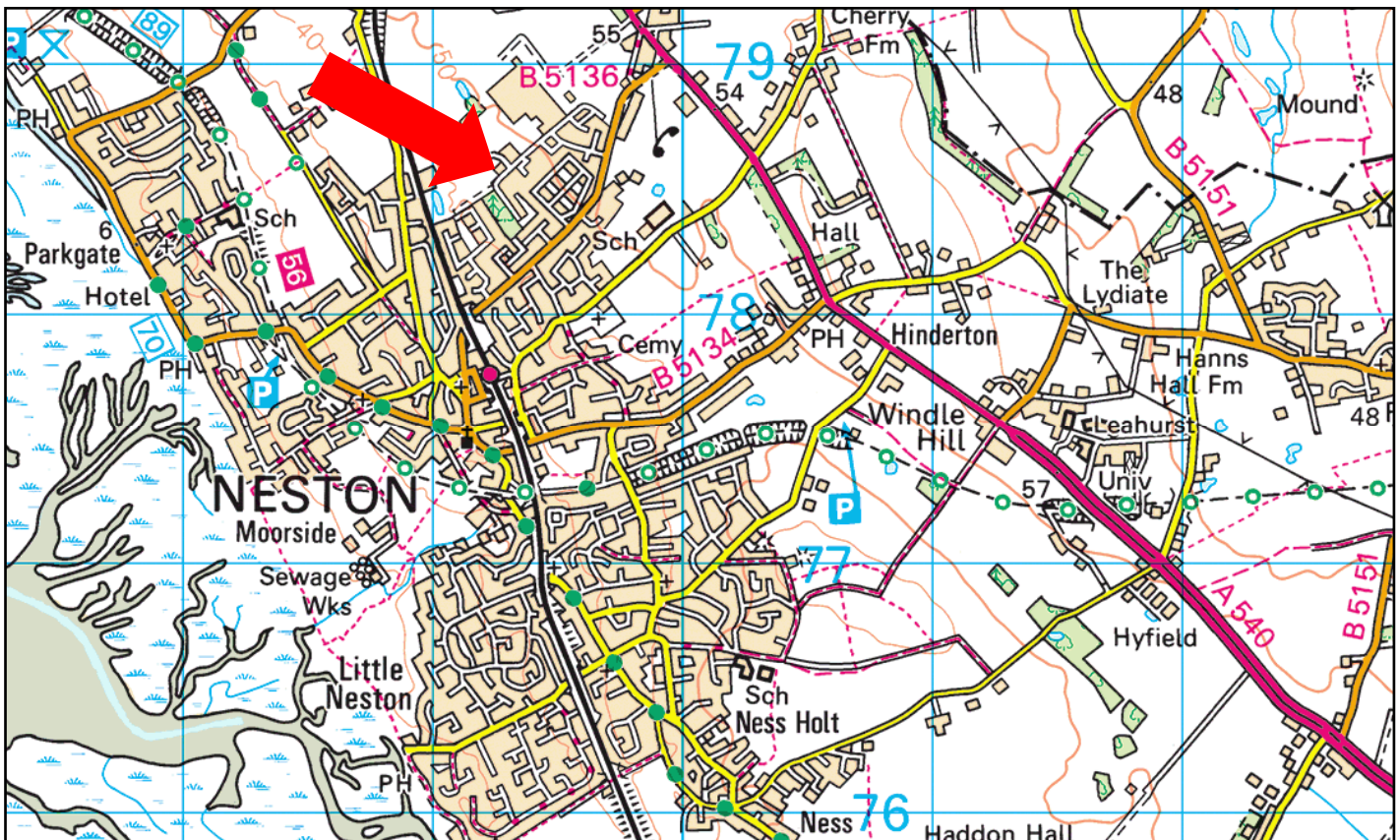
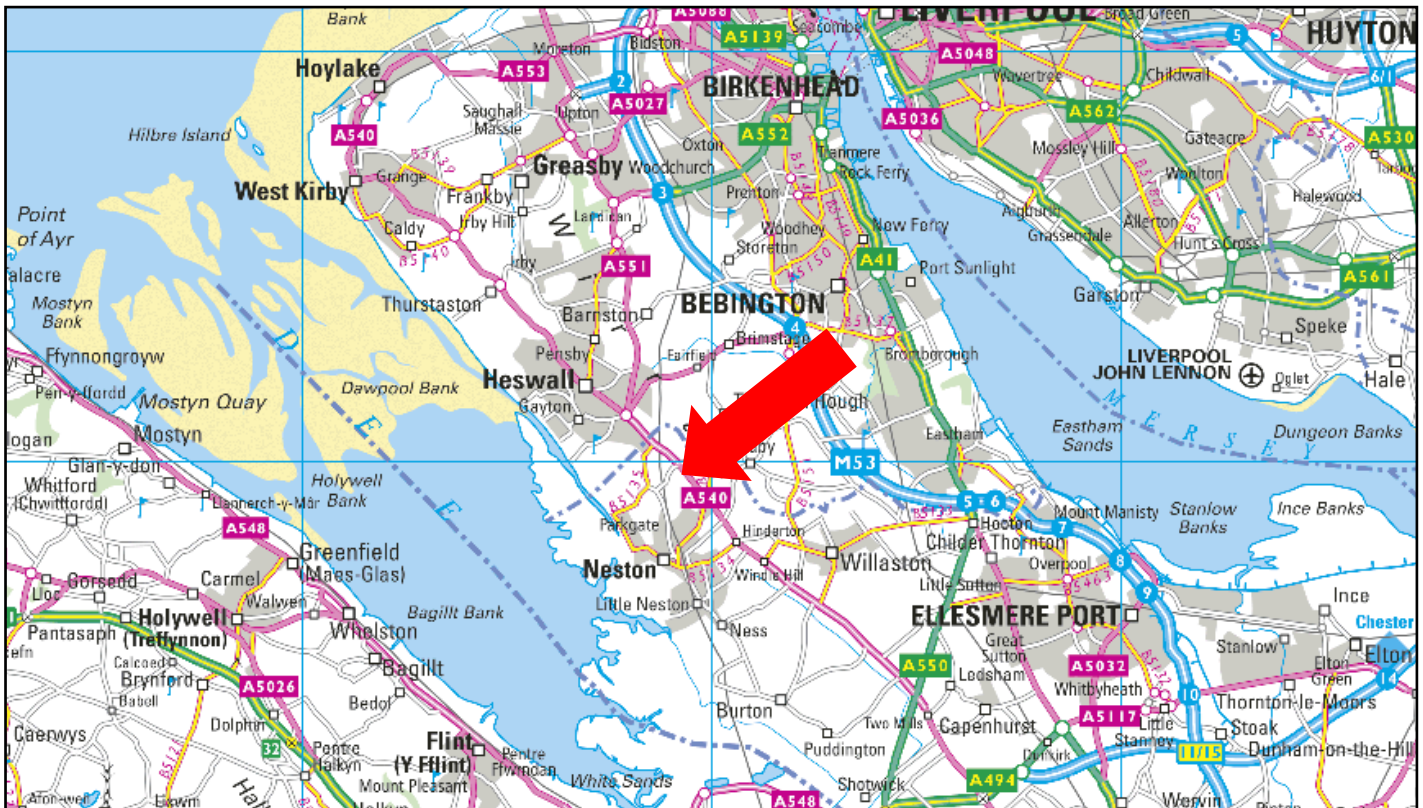
**COSTS**

Each party will bear their own legal costs.



**LOCATION**

The premises are situated on the well established and popular Clayhill Industrial Estate in the town of Neston which is located to the south of the Wirral peninsular, 12 miles north west of Chester and 17 miles south west of Liverpool. The Estate is accessed directly off Liverpool Rd (B5136).



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