

TO LET

LegatOwen
CHARTERED SURVEYORS
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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 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 (6th Edition) and has a gross internal area of:

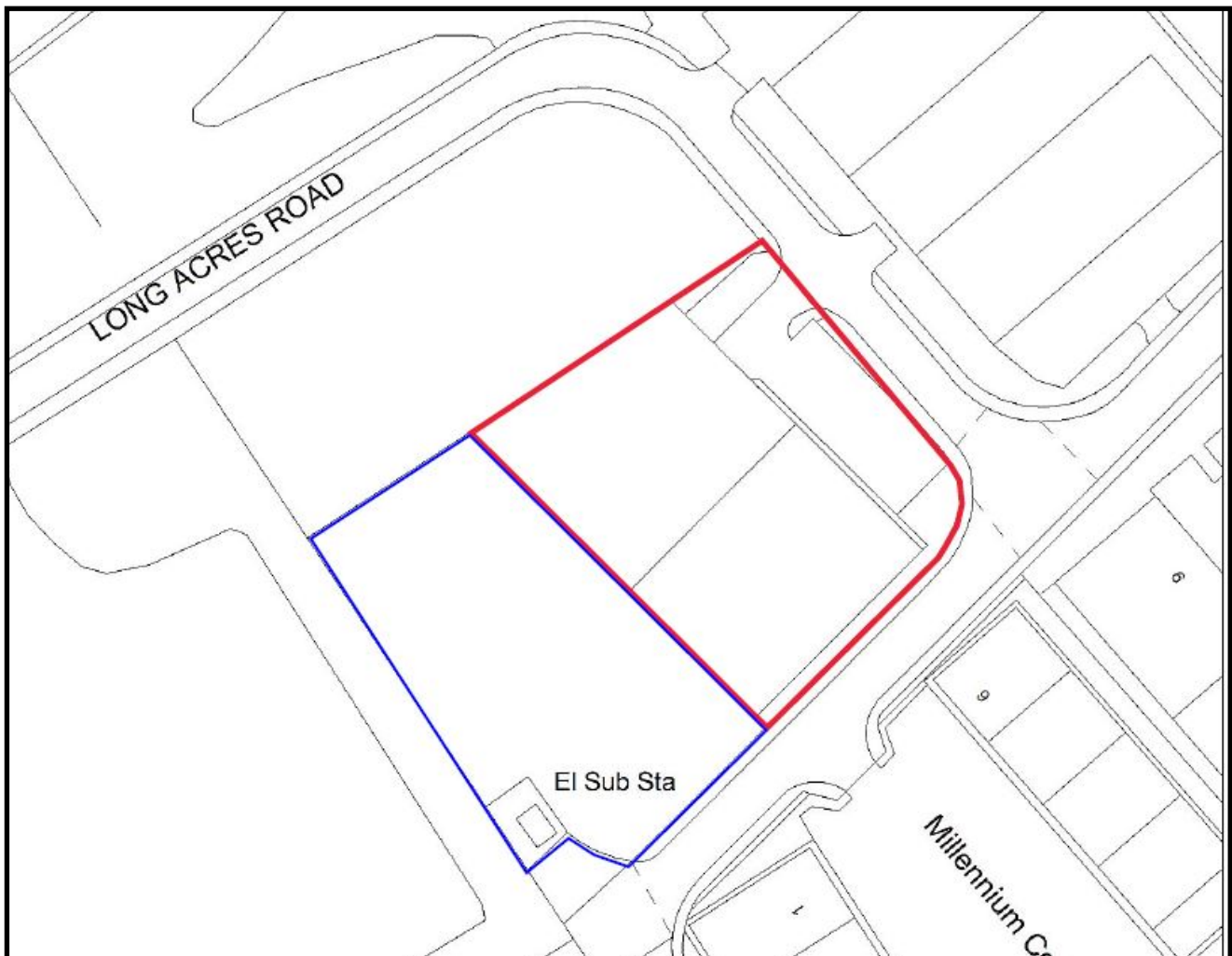
Ground floor office	1,605 sq ft	149.09 sq m
First Floor office	1,605 sq ft	140.09 sq m
Warehouse	8,235 sq ft	765.03 sq m
Mezzanine	4,002 sq ft	371.83 sq m
Total	15,447 sq ft	1,435.04 sq m
Site Area	0.73 Acres	0.29 Hectares

TENURE

The 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



PLANNING

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

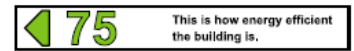
RATEABLE VALUE

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

VAT

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

ENERGY PERFORMANCE CERTIFICATE



COSTS

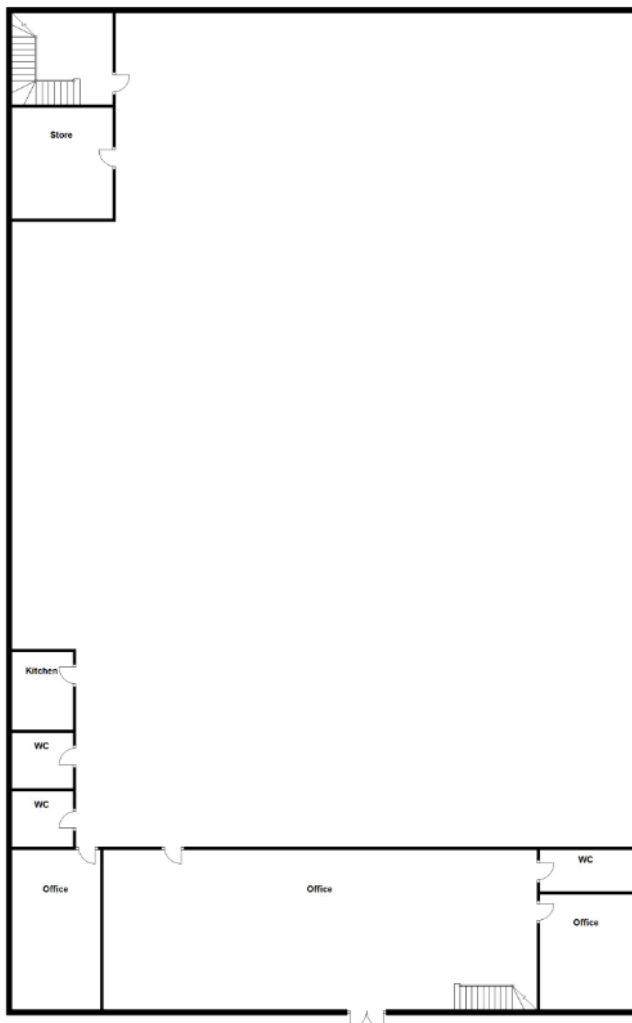
Each party will bear their own legal costs.

VIEWINGS

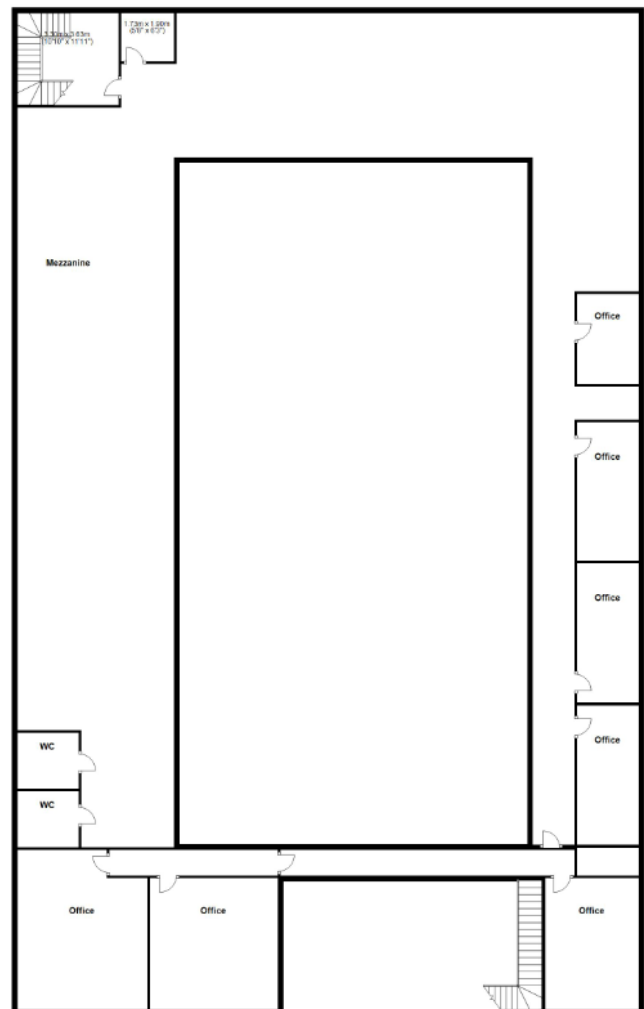
Strictly by prior appointment with the sole agent Legat Owen:-

Mark Diaper - markdiaper@legatowen.co.uk

Ground Floor

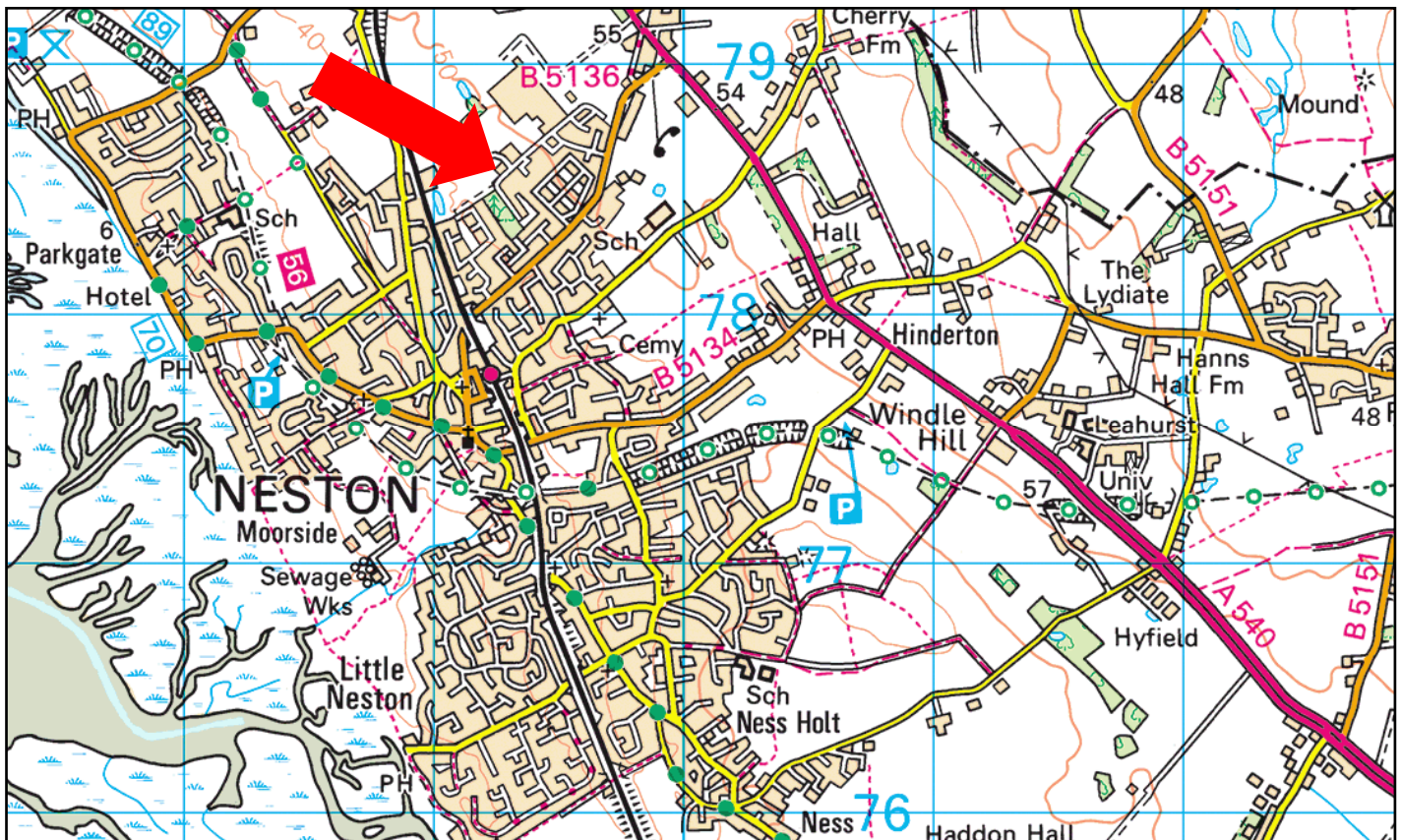
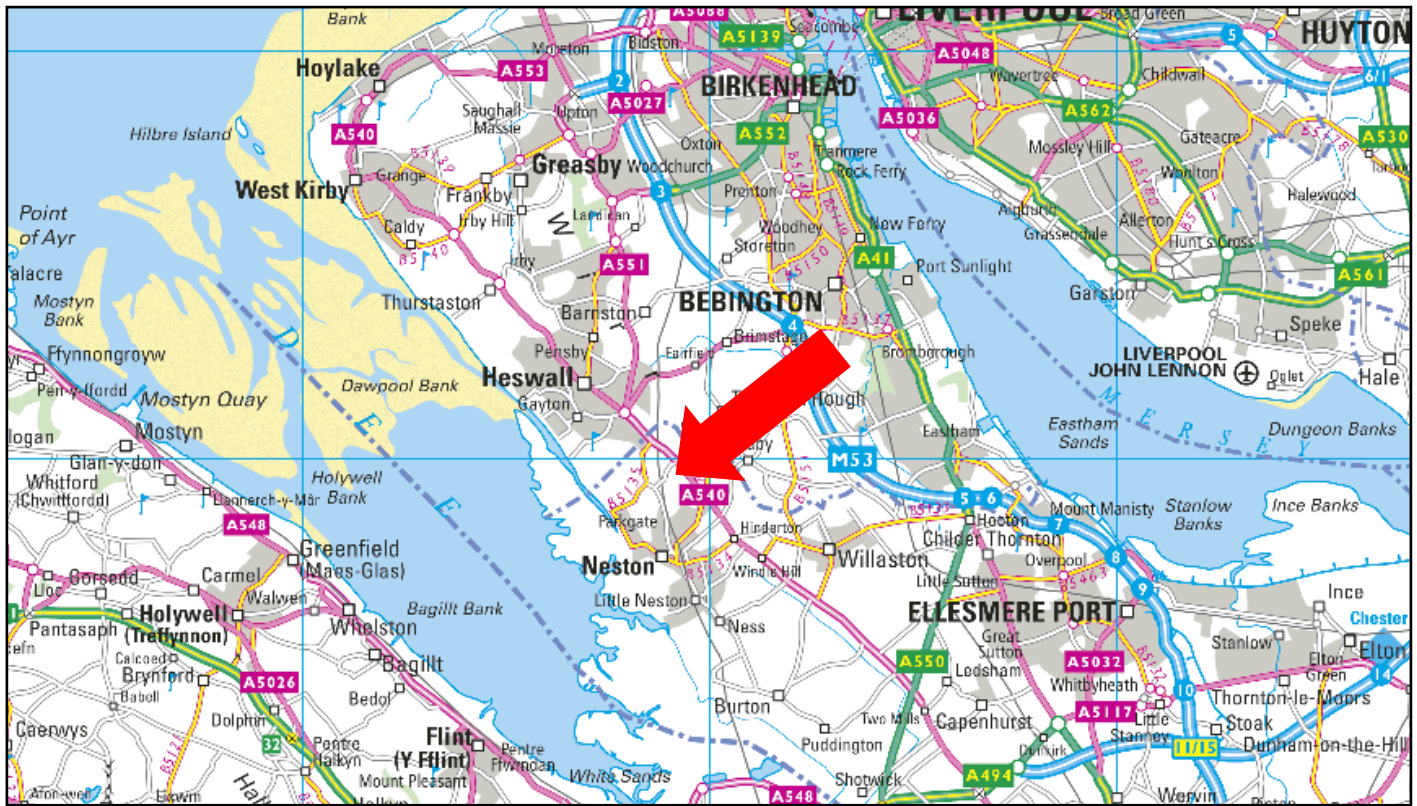


First Floor



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).



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 given 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/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. May 2019