

CH64 3UH

INDUSTRIAL

WINDLE COURT, CLAYHILL INDUSTRIAL ESTATE, NESTON

NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

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INDUSTRIAL



- Reinforced concrete floor
- Cavity wall construction with brick external outer leaf and smooth faced internal blockwork
- Manually operated 'slide' door of galvanised steel, not less than 2.8m high
- Gas fired warm air space heater
- Mains gas supply
- Three phase electricity
- WC facilities and domestic plumbing
- Car parking area to front of each unit
- Circulation space



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WORKSHOP UNITS TO LET

SIZES FROM

1,012 - 1,442 SQ FT

94 - 134 SQ M

Over 200 locations throughout the Midlands and the North

**WHITTLE
JONES**
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01257 238 666
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LOCATION

The development is situated on the established Clayhill Industrial Estate, on the B5136 close to its junction with the A540, 4 miles from junction 4 of the M53.

DESCRIPTION

A development comprising of 13 single storey workshop units. The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and roller shutter loading doors.

TERMS

- Initial three year term
- A range of flexible leasing options are available
- Rent payable monthly in advance, subject to a fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required

RENTAL

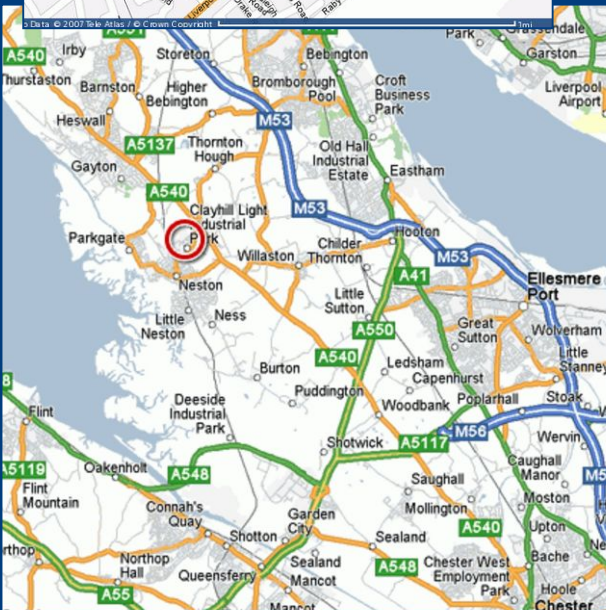
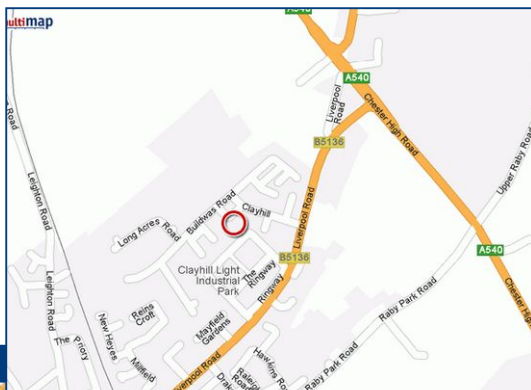
A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy admin fee is payable.

VIEWING

Please contact Whittle Jones North West on 01257 238666 or email northwest@whittlejones.co.uk.

RATES

For information on Rateable Value or rates payable contact Cheshire West and Chester Borough Council Business Rates Department on 0300 123 7023. Alternatively you could obtain information from the Valuation Websire which is www.voa.gov.uk/business_rates/general.htm.



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