

Flexible workspace solutions

Windle Court, Clayhill Industrial Estate, NESTON

Units To Let

Sizes range from 1,012 – 6,006 sq ft

Location:

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

Description:

A development comprising of 13 single storey workshop units. 6 of 1,010 sq ft, 4 of 1,440 sq ft and 3 of 2,000 sq ft.

Designed with small businesses in mind, the units incorporate a small toilet block, tea making area and heating and lighting throughout.



Specification:

- 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 heating
- Mains gas supply
- Three phase electricity
- WC facilities and domestic plumbing
- Car parking area to front of each unit

Lease Terms :

- Initial three year term
- Only three months notice to vacate
- 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

Other Information:

A rental deposit will be collected by the Landlords. 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

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