



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

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INDUSTRIAL

MILLENNIUM COURT

CLAYHILL INDUSTRIAL PARK, NESTON, WIRRAL, CH64 3UZ



TO LET

BUSINESS/WAREHOUSE UNITS

2,414 - 3,922 SQ FT (224 - 364.3 SQ M)

 **AMPLE PARKING**

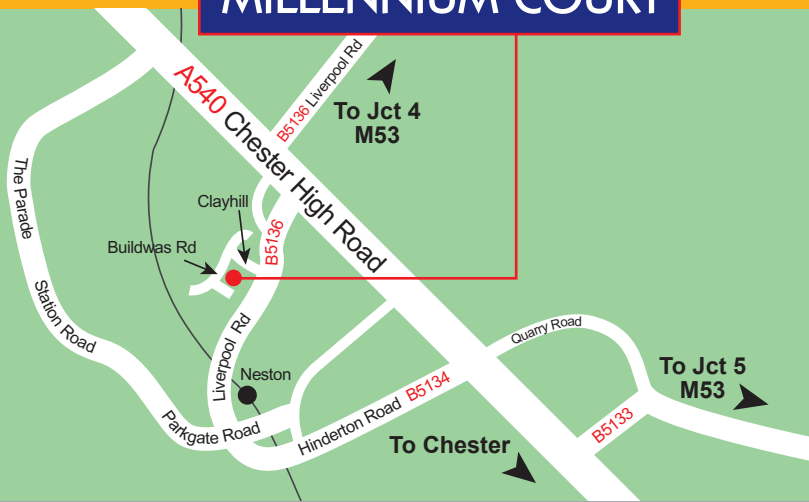
 **CCTV**

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SAT NAV POSTCODE
CH64 3UZ



MILLENNIUM COURT



LOCATION

Millennium Court is situated within the Clayhill Industrial Park, Neston's main Business Park, located directly off the A540.

The Estate is within easy reach of the M53, for access to the M56 and the national motorway network. The A540 provides a direct link to Chester to the south and, via the A550/A548, to the new River Dee bridge for rapid access to North Wales.

DESCRIPTION

Millennium Court provides brick built portal framed, Business Units incorporating:-

- Ground floor offices with kitchen area and toilets.
- Units 1-5 have additional first floor accommodation which can be utilised for offices or storage purposes
- Gas fired central heating, lighting and power points ready installed to the offices.
- Gas heaters and electric lighting ready installed to the warehouse.
- Electrically operated up and over vehicle access doors to the main ground floor space.
- Clear and uninterrupted main floor area, with good natural light, and suitable for a variety of workshop, light industrial or storage uses.

ACCOMMODATION

UNIT	SQ FT	SQ M
Unit 1	3,858	358.41
Unit 2	3,807	353.67
Unit 3	3,807	353.67
Unit 4	3,850	357.67
Unit 5	3,922	364.35
Unit 6	2,431	225.84
Unit 7	2,414	224.26
Unit 8	2,414	224.26
Unit 9	2,430	225.75
TOTAL	28,933	2,687.88

TERMS

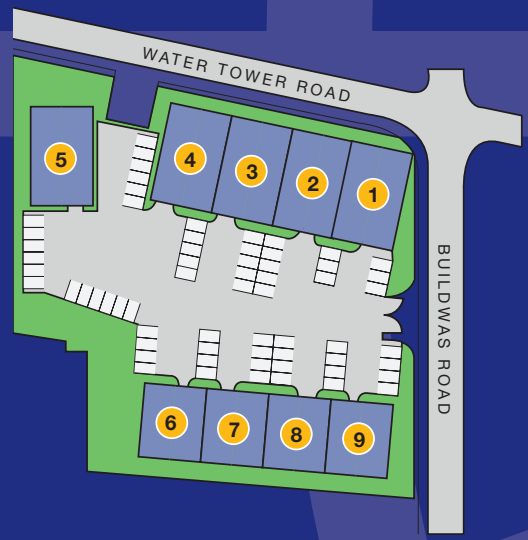
The premises are available on a new lease for a term of years to be agreed. Full details of the rent and other charges are available upon application to the joint agents.

VAT

All figures are quoted exclusive of but will be liable for VAT.

VIEWING

To arrange a viewing or for further information please contact one of the joint letting agents detailed below.



Jonty Goodchild:
jonty@boltonbirch.com

Katie Bibby:
kbibby@lyntonhouse.com

Bolton Birch
www.boltonbirch.com
01244 311681

WHITTLE JONES
CHARTERED SURVEYORS
01257 238666
www.whittlejones.com

MISREPRESENTATION ACT
These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. August 2009.