



# TO LET

## MILLENIUM COURT CLAYHILL INDUSTRIAL ESTATE

NESTON | WIRRAL | CH64 3UZ

### INDUSTRIAL UNITS

2,414 - 3,922 SQ FT (224 - 364 SQ M)

### KEY FEATURES

- Good Transport Links
- Ample Parking
- Ground Floor Offices With Kitchen And Toilet Facilities
- Established Business Location
- Secure Site
- On-site CCTV



### CONTACT US:

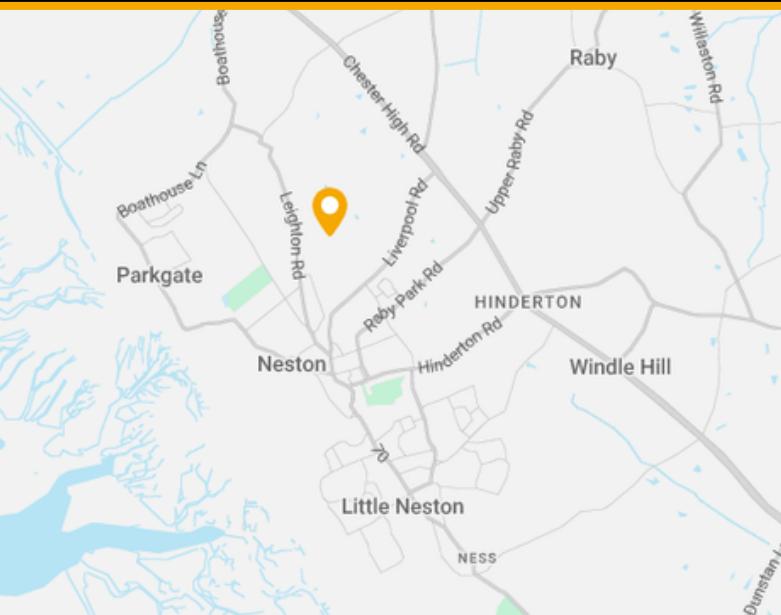
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# MILLENIUM COURT CLAYHILL INDUSTRIAL ESTATE

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## MODERN INDUSTRIAL UNITS

2,414 - 3,922 SQ FT

### DESCRIPTION

Millennium Court offers a range of well-specified industrial/workshop units from 2,414 sq ft to 3,922 sq ft, arranged in a modern terrace of brick-built portal frame construction. Units 1-5 benefit from first floor accommodation, suitable for use as offices or additional storage.

Each unit features a clear-span warehouse area with good levels of natural light, making them ideal for light industrial, manufacturing, or storage uses. The estate is well-maintained with good access, dedicated parking, and a secure environment.

### KEY FEATURES

- Electrically operated up and over loading doors.
- Ample on-site parking.
- CCTV security system.
- Secure estate environment.
- Ground floor offices with fitted kitchen and WC's.
- Gas-fired central heating in office areas.
- Warehouse fitted with gas heaters and electric lighting.
- Close to Neston town centre.
- Nearby food and service outlets.
- Easy access to M53 and M6 motorways.
- Direct links to Chester and North Wales via A540.

## BUSINESS UNITS TO LET ACROSS THE UK

### LOCATION

Millennium Court is located on Clayhill Industrial Estate, the primary business estate in Neston, directly off the A540 Chester High Road. This well-established location offers excellent connectivity, with the M53 motorway nearby, linking quickly to the M6 and the national motorway network.

The A540 provides direct access south to Chester and, via the A550/A548, to the River Dee Bridge, enabling rapid travel into North Wales. The estate is well-positioned for regional distribution, with nearby transport links supporting both local and national business operations.



### EPC

The EPC ratings on the units range up to B39. A copy of the individual EPC certificates are available upon request.

### TERMS

There are a range of flexible leasing options available. For further details please contact us.

### VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



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