



**TO LET**

# WINDLE COURT

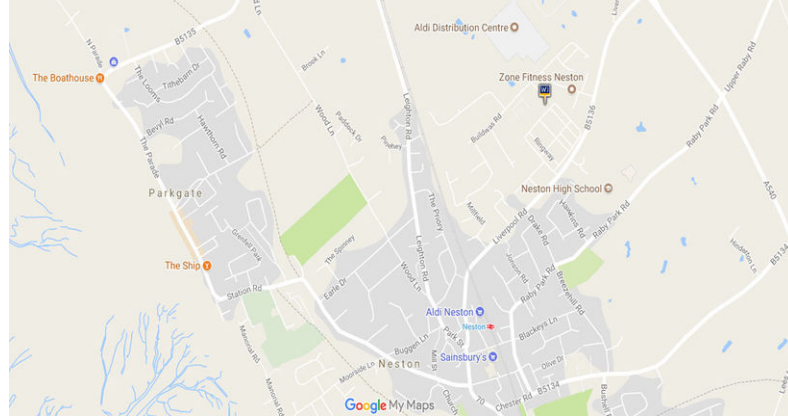
**CLAYHILL INDUSTRIAL ESTATE, NESTON, CH64 3UH**



- Established Business Location
- Excellent Transport Links
- J4, M53 only 4 miles away
- Range of Nearby Amenities
- Good Parking with Landscaped Areas
- Three Phase Electricity

**INDUSTRIAL UNITS**

**1,012-2,002 sq ft (94 -185 sq m)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
Neston Train Station	0.9	18	Walk
J4, M53	3.8	10	Drive
Birkenhead	8.8	21	Drive
Liverpool	11.2	28	Drive

Source: theAA.com

# WINDLE COURT

## CLAYHILL INDUSTRIAL ESTATE, NESTON



### DESCRIPTION

Clayhill Industrial Estate extends to 17,486 sq ft and is split into 13 single storey industrial units that are arranged in three terraces. The units are constructed of brick / block with profile metal clad roof and translucent roof lights with an eaves height of circa 3.5 m. Each unit benefits from a roller shutter door, pedestrian door and integral toilet block.

Externally the units share a tarmac surfaced yard area with parking to the front of the units and there are landscaped areas, with two separate access points to the estate.

### SPECIFICATION

- Minimum eaves height circa 3.5m
- Roller shutter door with separate pedestrian door
- Shared tarmac surfaced yard area
- Landscaped areas

### EPC

The EPC ratings for the available units range from D85 to E111. Copies of individual EPC's are available on request.

### VIEWING / FURTHER INFO

For more information and current availability or to arrange a viewing please contact us on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk)

### LOCATION

Windle Court forms part of Clayhill Industrial Estate which lies to the west of the A540 on the eastern edge of Neston. Neston is on the west side of the Wirral circa 10 miles north west of Chester and 5 miles west of Ellesmere Port. The estate is situated to the north of the B5136 Liverpool Road which connects Neston to the A540.

The estate benefits from good transport links with Junction 4 of the M53 4 miles to the east providing connections to the national motorway network via the M56. The nearest merseyrail station is 3 miles to the east at Hooton with services to Liverpool, Ellesmere Port & Chester on the Wirral Line. Liverpool John Lennon Airport is 8 miles east across the River Mersey and there are major port facilities at Birkenhead and Liverpool.

There is a range of nearby amenities and The Parade is less than 2 miles away with a selection of eateries including The Old Quay.

### TERMS

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



**Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY**

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