



TO LET

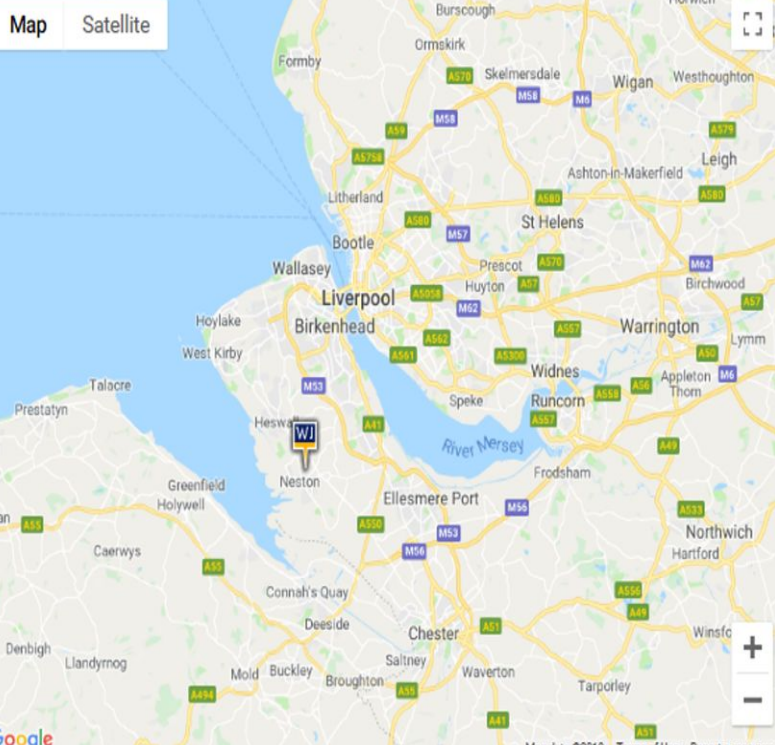
MILLENNIUM COURT

**CLAYHILL INDUSTRIAL ESTATE, NESTON, WIRRAL,
CH64 3UZ**



- On-Site CCTV
- Ample Parking
- Ground Floor Offices with Kitchen and Toilet Facilities
- Good Transport Links
- Established Business Location
- Secure Site

BUSINESS/WAREHOUSE UNITS
2,414-3,922 SQ FT (224-364 SQ M)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Neston Town Centre	1.3	6	Drive
J4, M53	5.9	12	Drive
Kingsway Tunnel	13	21	Drive
Chester	10.9	24	Drive

Source: theAA.com

MILLENNIUM COURT

CLAYHILL INDUSTRIAL ESTATE, NESTON, WIRRAL



DESCRIPTION

Millennium Court, Neston provides a range of industrial units to let from 2,414 sq ft up to 3,922 sq ft which are constructed of steel portal frames with brick elevations. Units 1-5 have additional first floor accommodation which can be utilised for offices or storage purposes. There is clear and uninterrupted main floor area, with good natural light suitable for a variety of workshop, light industrial or storage uses.

SPECIFICATION

- On-site CCTV
- Ample parking
- Ground Floor offices with kitchen & toilet
- Good transport links
- Established business location
- Secure site

EPC

Copies of Individual EPC's are available upon request.

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 Liverpool via the M53, and 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.

TERMS

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

VIEWING / FURTHER INFO

For more details and current availability or to arrange a viewing please contact us on 01257 238666



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

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