

# Chester Gates Business Park Chester

Available to Let  
Warehouse  
46,556 sq ft ( 4,325 sq m )

To be fully refurbished



Dedicated on site car parking



Secure fully fenced site



6m eaves height



4 level access loading doors



# Chester Gate Business Park - Units 1-3

Chester Gate Business Park Chester CH1 6LT



## Description

Unit 3 Chester Gates Business Park is a modern self-contained warehouse/industrial unit benefitting from a large secure yard. The property consists of both offices and warehouse space totalling 46,556 sq. ft. making the unit suitable for a variety of occupiers. The unit is to undergo a full refurbishment.

## Location

The property is located on Chester Gates Business Park and can be accessed off the A5117. The estate benefits from close motorway links with the M56 situated just half a mile away with access to the M6 being a 20-minute drive away. Positioned 3 miles from Ellesmere Port and 5 miles from Chester, Chester Gates Business Park has swift links to the region's major business and industrial conurbations with Liverpool located 13 miles away. Both Manchester airport and Liverpool's John Lennon airport can be reached in 30 minutes.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

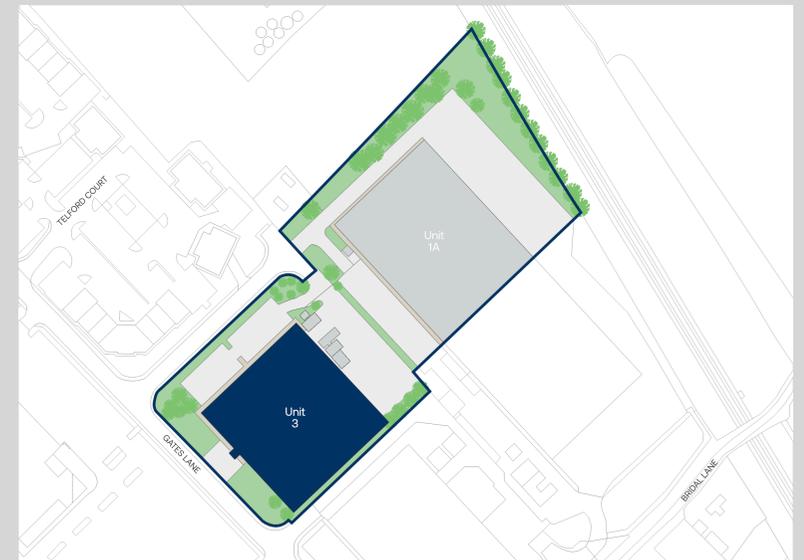
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3	Warehouse	46,556	4,325	Immediately
Total		46,556	4,325	

**Mileway**