

# Central Trading Estate

Central Trading Estate - Marley Way, Saltney Chester CH4 8SX

Warehouse | 2,144 - 16,278 ft<sup>2</sup>



Affordable with flexible leases



High-quality refurbished units



Roller shutter loading doors



Car parking



Close to the M53 (J12)



Chester City Centre nearby

Available to Let



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## Description

Central Trading Estate is a development of affordable high-quality, refurbished trade counter/ warehouse units. The units offer an open plan layout with a roller shutter loading door to the front, three phase electricity and LED lighting. The estate offers excellent transport links including convenient proximity to the M53 (J12). The units are suitable for trade counter, industrial or leisure use. Flexible leases considered with incentives available.

## Further information

**EPC**  
Unit 5 CTE2: E, Unit 12: B, Unit 14: C, Unit 15: C

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**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.

## Location

The estate boasts exceptional connectivity, located just 1.5 miles from the A55, which in turn provides access to Liverpool via the M53 and Manchester via the M56. Additionally, it is positioned 2 miles southwest of Chester City Centre.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 5-CTE2	Warehouse	2,144	Immediately	1,700
Unit 12	Warehouse	4,717	Immediately	POA
Unit 14	Warehouse	4,711	Under offer	POA
Unit 15	Warehouse	4,706	Under offer	POA
<b>Total</b>		<b>16,278</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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