

# Central Trading Estate

Central Trading Estate, Saltney, Chester CH4 8SX

Warehouse | 2,144 ft<sup>2</sup>



Two manual roller shutter doors



Three phase power



LED lighting



Separate personal entrance



Translucent sky lights

Available to Let



## Location & Connections

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.





## Description

Unit 5 CTE2 comprises a high-quality refurbished trade counter/industrial unit, of steel portal frame construction with brick elevations, under a metal sheet roof incorporating translucent sky lights.

Flexible lease terms and incentives are available on the unit.

### Further information

EPC  
Unit 5 CTE2:  
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**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.



### Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 5-CTE2	Warehouse	2,144	Immediately	1,700
<b>Total</b>		<b>2,144</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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# Mileway

Felix O'Neill  
northwest@mileway.com  
01925 358160

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