

Central Trading Estate

Units 1-20, Marley Way, Saltney, Chester. CH4 8SX

Warehouse | 2,144 - 9,928 ft²



Affordable with flexible leases



High-quality refurbished units



Roller shutter loading doors



Car parking



Close to the M53 (J12)

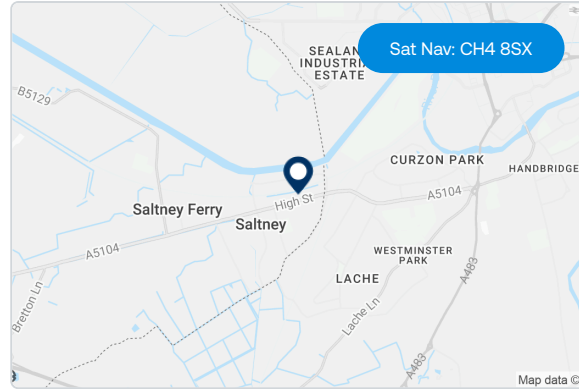


Chester City Centre nearby

Available to Let



LastMileFirst | mileway.com



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 12A: B, 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 excellent 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 12a	Warehouse	3,078	Under offer	2,310
Unit 15	Warehouse	4,706	Under offer	POA
Total		9,928		

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.

[Book a viewing](#)

Mileway

Felix O'neill
northwest@mileway.com
01925 358160

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway