

Central Trading Estate

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

Warehouse | 2,144 - 5,222 ft²



Affordable with flexible leases



High-quality refurbished units



Roller shutter loading doors



Car parking



Close to the M53 (J12)

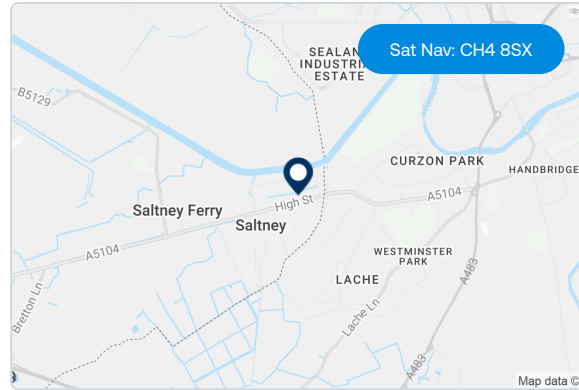


Chester City Centre nearby

Available to Let



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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 12A: B

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 12a | Warehouse | 3,078 | Under offer | 2,310 |
| Total | | 5,222 | | |

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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