

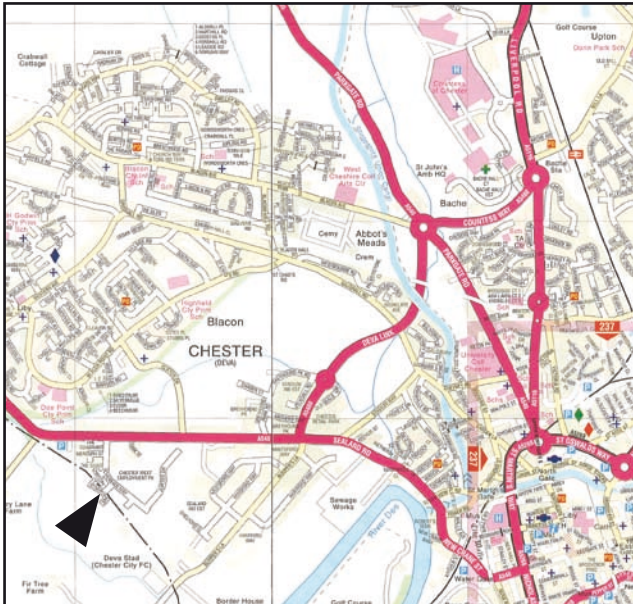
**MINERVA AVENUE,
CHESTER WEST BUSINESS PARK,
SEALAND ROAD, CHESTER,
CH1 4QL**



**HIGH QUALITY WAREHOUSE/
MANUFACTURING UNIT
37,360 SQ FT (3,470 SQ M)
TO LET / MAY SELL**

**Bolton
Birch**
www.boltonbirch.com
Shippgate House, Shippgate Street, Chester CH1 1RT
01244 311681

Legat Owen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk



LOCATION

The unit is located on Minerva Avenue within the successful Chester West Business Park approximately 1 ½ miles to the west of Chester City Centre with access directly off the main A548 Sealand Road. To the west, Sealand Road links directly with the A550 and the A55 North Wales Expressway and to the east, is within 3 miles of Junction 12 of the M53 and national motorway network beyond. Chester West is the premier location in Chester for industry and business with many high profile occupiers including Royal Mail, Scottish Power, Magnet Trade, Chester & District Housing Trust, Topps Tiles, Howden Joinery etc.

DESCRIPTION

The property comprises a quality detached modern manufacturing/warehouse unit of steel portal frame construction clad with profiled insulated sheeting to the elevations and roof which benefits from approximately 10% translucent roof panels. The warehouse benefits from a generous eaves height of approximately 8.5 metres and has two dock levelling loading doors and a further two up and over vehicular access doors. The warehouse/manufacturing area has a floor of solid concrete construction with a dust resistant resin finish and is lighted via box sodium lighting.

To the front of the main warehouse/manufacturing area is a two-storey office pod which at ground floor level provides the main reception, canteen and WC facilities. At first floor level the offices are of a good modern specification including suspended ceilings incorporating integrated fluorescent light fittings, carpet tiles throughout, central heating and powder coated aluminium double glazed windows. The office space is generally open plan in nature, but also provides some private partitioned offices. Externally, there is generous allocated car parking within a landscaped environment.



AREAS

The premises have been measured on a gross internal basis in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice:

Area: 37,360 sq ft (3,470 m2).

TERMS

The premises are available by way of a new lease for a term to be agreed.

RENT/ PRICE

On application.

V.A.T.

All prices and figures quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment with the joint agents:

Bolton Birch:

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or

Legat Owen:

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