

TO LET / FOR SALE

A NEWLY CONSTRUCTED HIGH SPECIFICATION INDUSTRIAL WAREHOUSE UNIT ON THE WELL ESTABLISHED CHESTER WEST EMPLOYMENT PARK.

102,029 sq ft (9,479 sq m)



**Unit 4 Matrix Court
Chester West Employment Park
Chester
CH1 4LT**





The Development

Matrix Court is a development of four industrial warehouse units undertaken by Liberty Stretton LLP on the well established and sought after Chester West Employment Park, approximately 1.5 miles west of Chester city centre.

Phase One is now complete with current occupiers Magnet, Stokers Fine Furnishings and The Quality Factor in occupation, adding to the number of high profile occupiers on Chester West Employment Park including Royal Mail, Scottish Power, Chester & District Housing Trust and Rybrook Jaguar.

Phase Two has recently been completed which comprises Unit 4, which is a self contained detached distribution warehouse / manufacturing unit of 102,029 sq ft.





Specification

- Twin steel portal frame construction
- Profile steel sheet clad
- 10m clear working height
- 10 dock level loading doors
- 2 level loading doors
- Ground floor slab loading to an occupiers' requirement.
- Bespoke offices / welfare to an occupiers' requirement.
- 40m deep service yard
- Generous on-site car parking
- Landscaped surroundings
- Fully fenced site

VAT

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

Areas

The premises have been measured on a Gross Internal Area basis in accordance with the Royal Institution of Chartered Surveyors Recommended Practice and it is calculated that they extend to the following approximate areas :

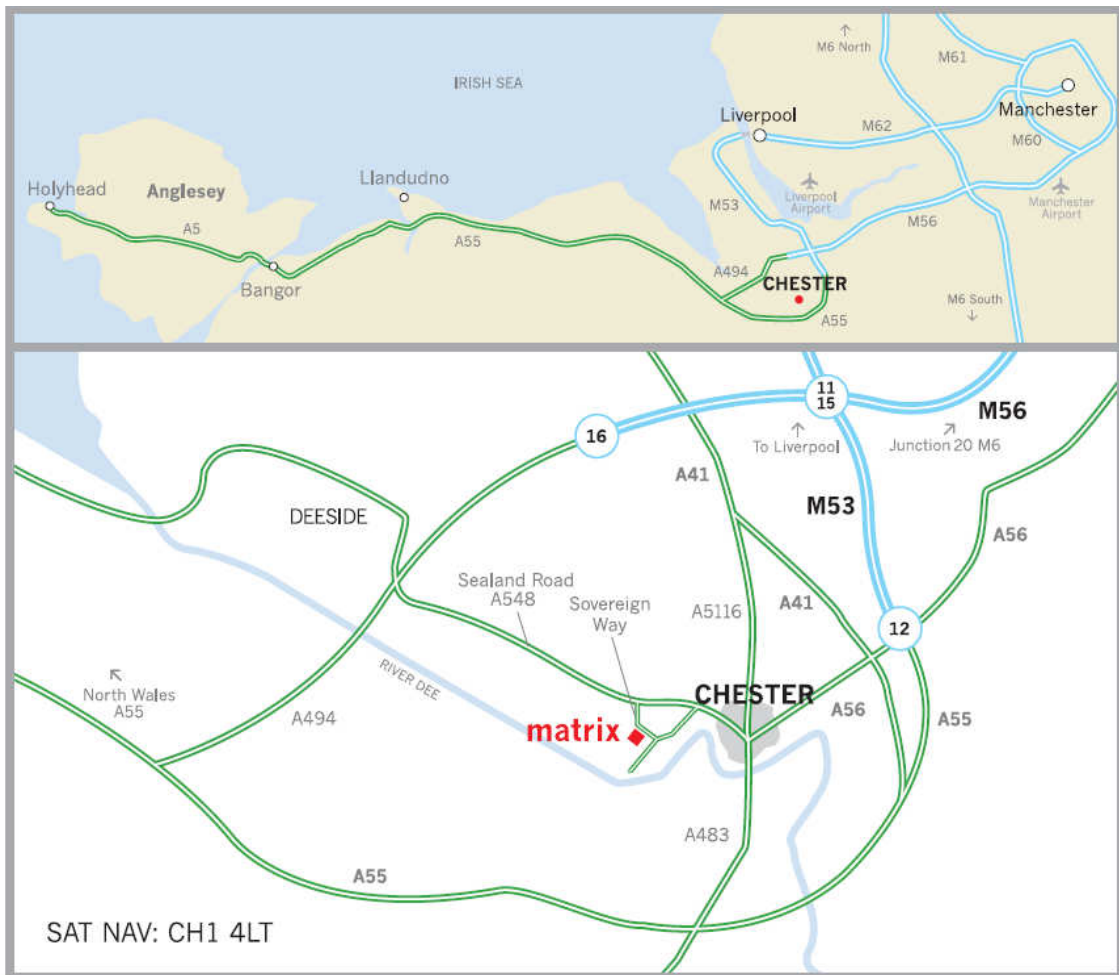
102,029 sq ft (9,479 sq m)

Terms

Unit 4 Matrix Court is available to lease on full repairing and insuring terms, or alternatively, consideration will be given to a sale of the long leasehold interest.

Grant Assistance

The property lies within a Tier 2 Assisted Area and grant / funding assistance may be available for qualifying projects through the Welsh Assembly Government.



Location

Chester is now recognised as one of the leading commercial centres in the North West of England. A combination of a skilled and educated work force coupled with an attractive environment in which to work and live has proved an irresistible combination for some of the leading UK and international companies.

Chester is situated approximately 18 miles south of Liverpool and 42 miles west of Manchester. The city is well served by road communications, lying within 3 miles of the M53 and M56 motorways. The A55 North Wales Expressway passes to the south of Chester and provides a dual carriageway link to Holyhead and Ireland.

Matrix Court occupies an easily accessible position off Sovereign Way which is the main spine road to the successful and well established Chester West Employment Park and is accessed directly off the main A548 Sealand Road which links with the M53 and to the East and A55 North Wales expressway to the West.

Further Information / Viewing

Please contact the joint agents for further information:

Rent / Price

On application

Mathew Pochin



Jonty Goodchild



Stephen Wade / Mark Diaper

