

**Mileway**

Chester, CH1 6LT

# Chester Gates Business Park

Available To Let  
Warehouse  
46,556 sq ft (4,325 sq m)

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# Chester Gates Business Park



Recently Refurbished



Secure fully fenced site



6 m eaves height



4 level access loading doors

## Available To Let

### Warehouse

46,556 sq ft ( 4,325 sq m )

Unit 3 Chester Gates Business Park is a modern self-contained industrial warehouse unit benefitting from a large secure yard. The property consists of both offices and warehouse space totalling to 46,556 sq ft making the unit suitable for a variety of occupiers.



500 KVA power supply



Fully refurbished

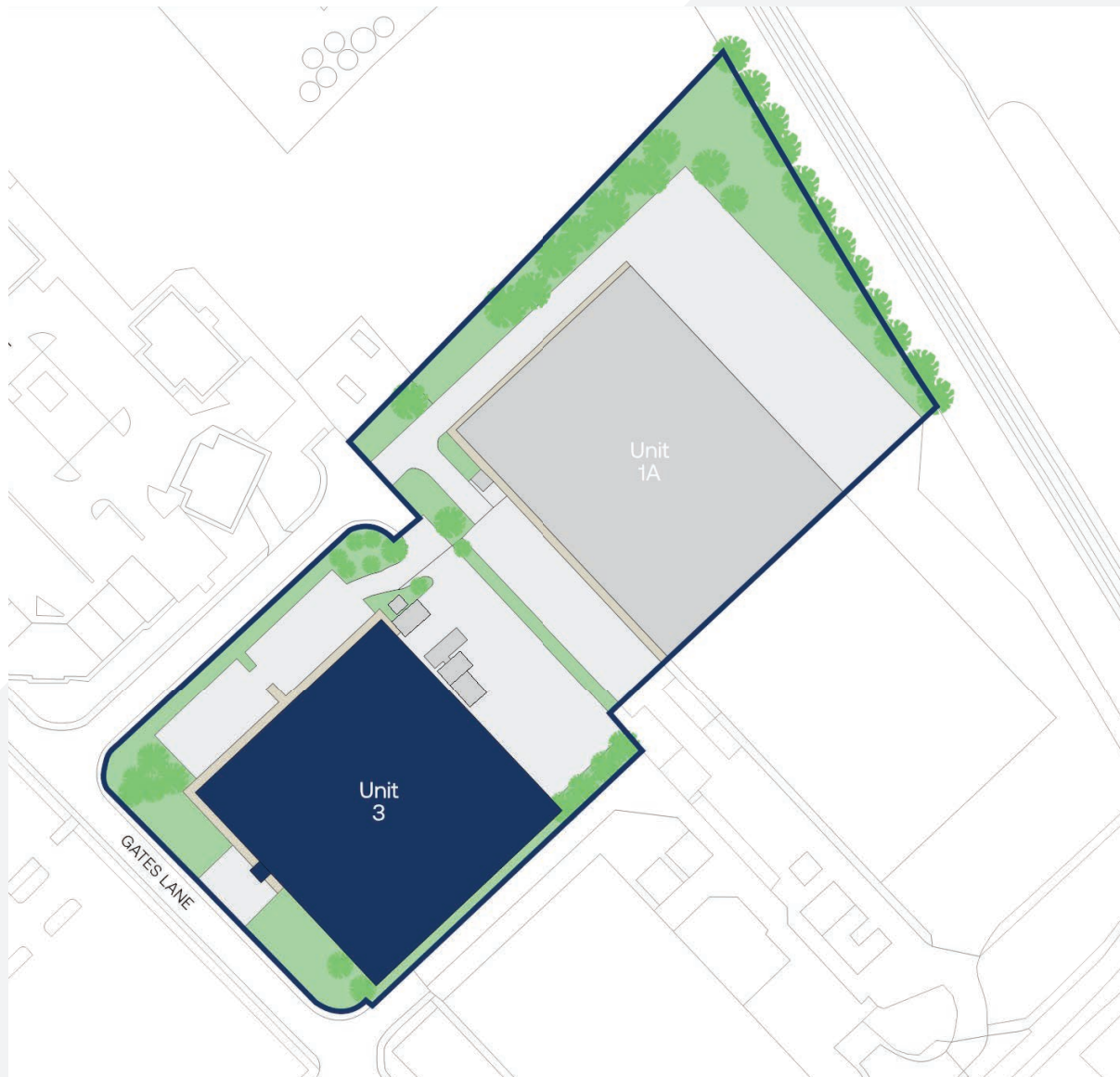


On site car parking



Close to M56 & M53

## Siteplan



## Accommodation

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 3	Warehouse	46,556	4,325	Immediately
Total		46,556	4,325	



Location



# Travel Distance

Chester, CH1 6LT



## CITIES

Chester	5.5 miles
Liverpool	15 miles
Manchester	38.5 miles
Birmingham	94 miles



## TRAIN STATIONS

Chester	6 miles
Liverpool	22 miles
Manchester	39 miles
London	209 miles



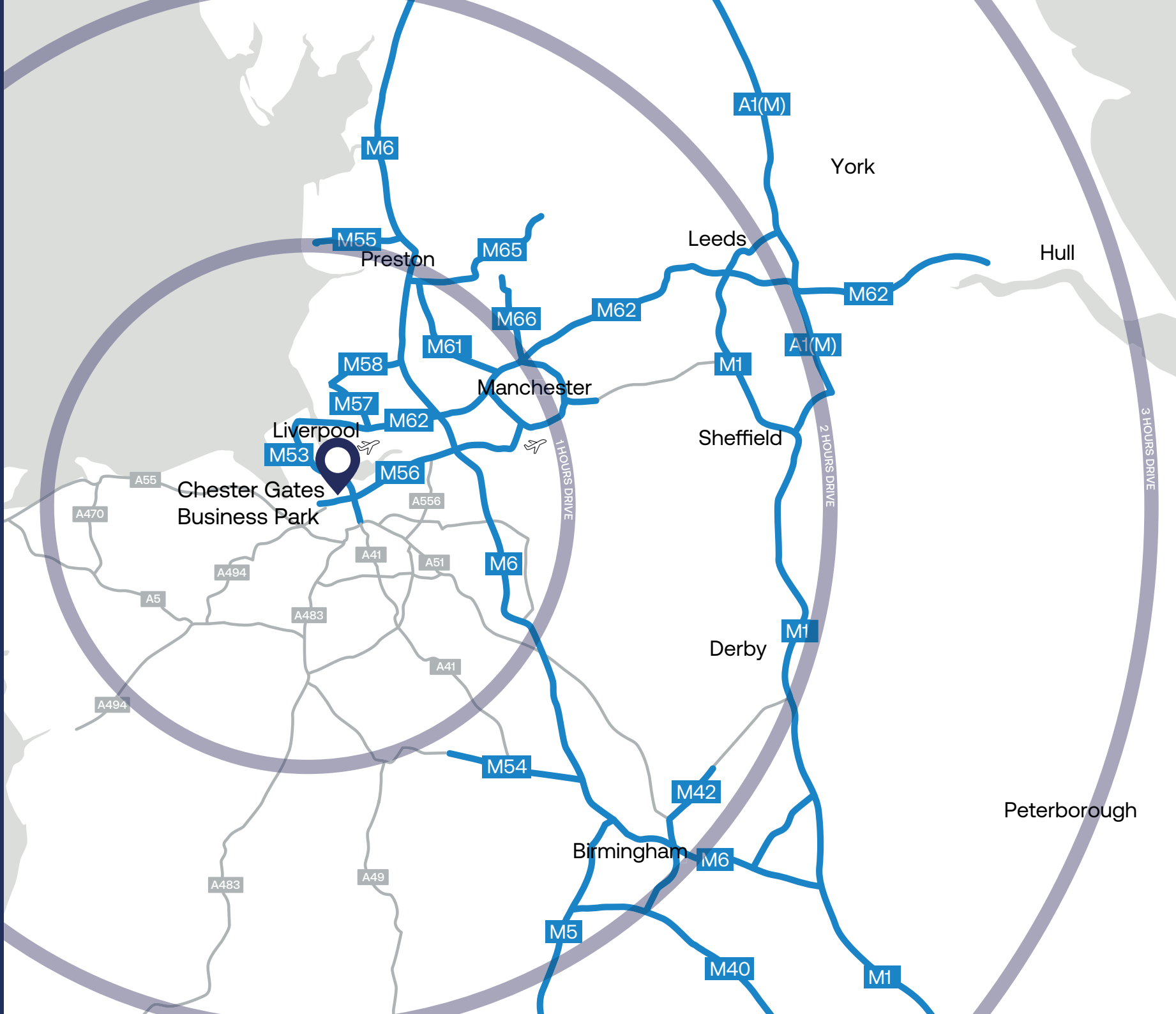
## AIRPORTS

Liverpool John Lennon	22 miles
Manchester	31 miles



## MOTORWAYS

A55	5 miles
M53	0.5 miles
M56	4 miles



# Chester Gates Business Park

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## Terms

Available on new full repairing and insuring leases.

## EPC'S

EPC is available upon request.

## Anti - Money Laundering

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

## Viewing / Further Information

### Mileway

George Brereton  
northwest@mileway.com  
01925 358160

## Legal Costs

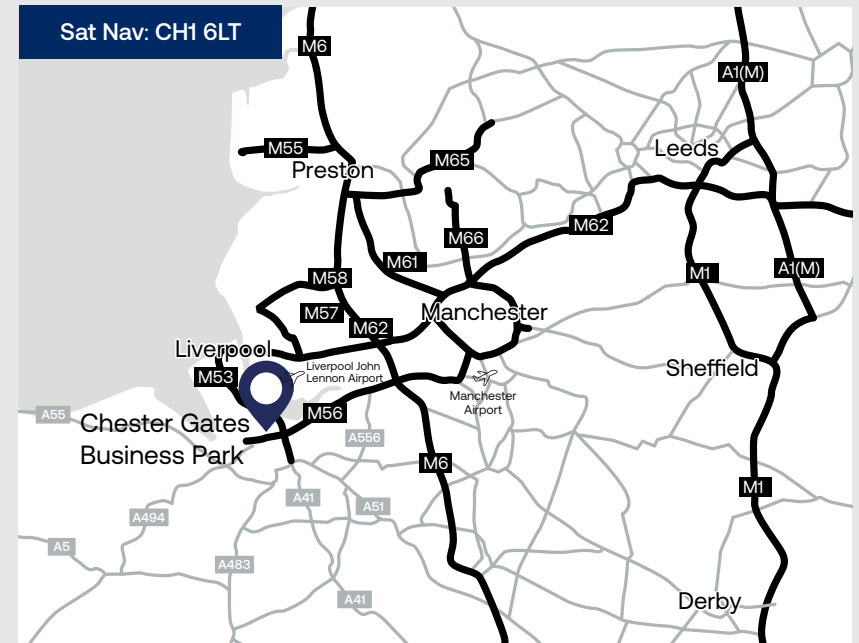
All parties will be responsible for their own legal costs incurred in the transaction.

## VAT

VAT will be payable where applicable.

## Location

The property is located on Chester Gates Business Park and can be accessed off the A5117. The estate benefits from close motorway links with the M56 situated just half a mile away with access to the M6 being a 20-minute drive away. Positioned 3 miles from Ellesmere Port and 5 miles from Chester, Chester Gates Business Park has swift links to the region's major business and industrial conurbations with Liverpool located 13 miles away. Both Manchester airport and Liverpool's John Lennon airport can be reached in 30 minutes



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