



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# MILLENNIUM COURT

CLAYHILL INDUSTRIAL ESTATE

Neston, Wirral, CH64 3UZ

**UNIT 3 & UNIT 7**

**Business/Warehouse Units**

# TO LET

2,414 -3,807 SQ FT (224 - 354 M<sup>2</sup>)



- Suitable for a variety of uses
- Ample Parking
- CCTV



**MILLENNIUM COURT** Clayhill Industrial Estate, Neston, Wirral, CH64 3UZ

## Where to find Millennium Court

Millennium Court is situated within the Clayhill Industrial Estate, Neston's main Business Park, located directly off the A540.

The Estate is within easy reach of the M53, for access to the M56 and the national motorway network. The A540 provides a direct link to Chester to the south and, via the A550/A548, to the new River Dee bridge for rapid access to North Wales.

### Description

Millennium Court provides brick built portal framed, Business Units incorporating:-

- Ground floor offices with kitchen area and toilets.
- Gas fired central heating, lighting and power points ready installed to the offices.
- Unit 3 has additional first floor accommodation which can be utilised for offices or storage purposes
- Electrically operated up and over vehicle access doors to the main ground floor space.
- Clear and uninterrupted main floor area, with good natural light, and suitable for a variety of workshop, light industrial or storage uses.
- Gas heaters and electric lighting ready installed.

### Accommodation

	Sq Ft	(m <sup>2</sup> )
Unit 3	3,807 sq ft	353.7 sq m
Unit 7	2,414 sq ft	224.2 sq m

### Terms

The units are available on full repairing and insuring leases, subject to an estate service charge, for a term of years to be negotiated.

### VAT

VAT is payable in all instances.

### Viewing

By appointment with the joint agents Whittle Jones on 01257 238666 or Bolton Birch on 01244 311681.

Clare Mackinnon:  
cmackinnon@lyntonhouse.com

Jonty Goodchild:  
jonty@boltonbirch.com



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### Misrepresentation Act

These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. June 2007.