Unit 4 Matrix Court, Sovereign Way, Chester, CH1 4QX

CHESTER Matrix Court

TO LET: 103,806 SQ FT (9,644 SQ M) Warehouse/Distribution Unit 103,806 sq ft AVAILABLE IMMEDIATELY

mileway.com

Logistics real estate urbanised

Mileway



Available immediately Industrial/Logistics Unit 103,806 sq ft

The property comprises a high quality, well specified distribution warehouse situated on a large secure site.

The warehouse is of steel portal frame construction with profile metal sheet cladding and benefits from 5,000sq ft of fully fitted offices.

Large service yard - $\overline{\nabla}$ 47.5m depth

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10m clear eaves height



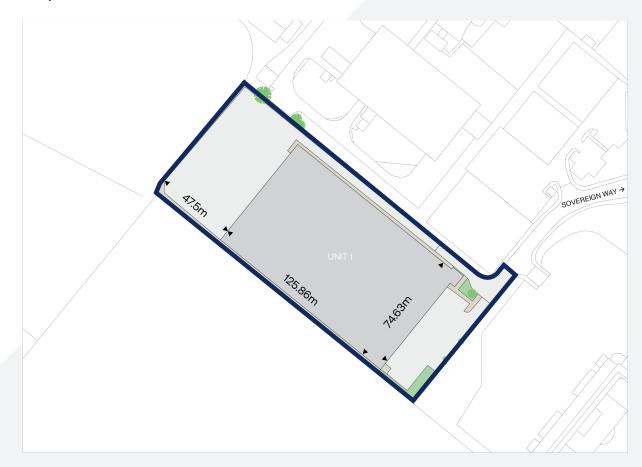
50kN / sq m concrete floor



500 KVA

occupation

Siteplan



Accommodation

Unit	Area (sq m)	Area (sq ft)	Rent PA/PCM
Ground Floor Office	287	3,089	
First Floor Office	214	2,306	
Warehouse	9,143	98,416	
TOTAL	9,644	103,806	POA

By Road Matrix C

Matrix Court benefits from easy access to M53, M56 and A55.

By Rail Chester

Chester Station provides regular services to Liverpool, Manchester and London.

By Air

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Liverpool John Lennon airport is 27 miles to the north, whilst Manchester Airport is 36 miles to the north-east.



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EPC	VAT	Locatior	
B Rating.	VAT is applicable.	Chester is o in the North miles south	
Terms	Legal Costs	Manchester communica and M56 m expressway Holyhead a	
The property is available by way of new lease on terms to be agreed.	Each party to bear their own costs.		
Viewing / Further Infor	Matrix Cour main road t		
Saviils Manchester saviils.co.uk 0161 236 8644	legatowen.co.uk	five miles fr Sealand Ro	
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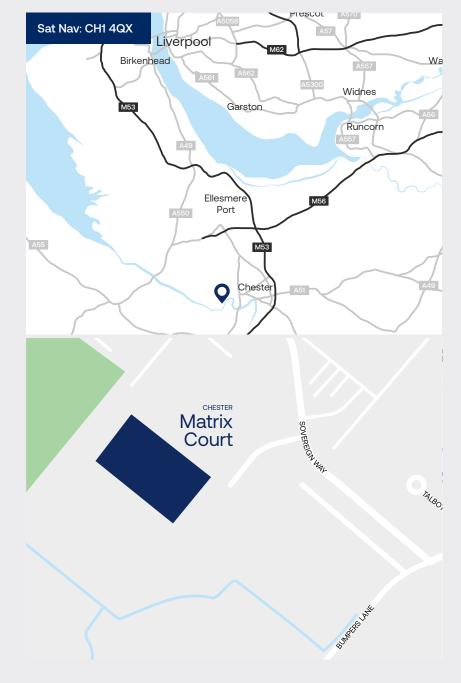
M +44 (0)773 471 1409

markdiaper@legatowen.co.uk

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one of the leading commercial centres th West, situated approximately 18 th of Liverpool and 42 miles west of er. The city is well served by road cations, being three miles off the M53 motorways, the A55 North Wales ay, providing a dual carriageway link to and Ireland.

urt is accessible off Sovereign Way, the through Chester Employment Park, from Deeside Industrial Estate via A548 load.



Property owned by Mileway

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