

**Mileway**

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**



# Matrix Court



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 -  
47.5m depth



10m clear eaves height



500 KVA



Secure fully fenced site



50kN / sq m concrete  
floor




Ready for immediate  
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 Court benefits from easy access to M53, M56 and A55.

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

 **By Air**  
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

B Rating.

## VAT

VAT is applicable.

## Location

Chester is one of the leading commercial centres in the North West, situated approximately 18 miles south of Liverpool and 42 miles west of Manchester. The city is well served by road communications, being three miles off the M53 and M56 motorways, the A55 North Wales expressway, providing a dual carriageway link to Holyhead and Ireland.

Matrix Court is accessible off Sovereign Way, the main road through Chester Employment Park, five miles from Deeside Industrial Estate via A548 Sealand Road.

## Terms

The property is available by way of new lease on terms to be agreed.

## Legal Costs

Each party to bear their own costs.

## Viewing / Further Information



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Property owned by **Mileway**

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