

Mileway

Sovereign Way, Chester, CH1 4QX

CHESTER

Matrix Court

Available to Let

Modern, refurbished warehouse space
103,806 sq ft (9,644 sq m)

Matrix Court

-  £5.50 psf quoting rent
-  10 metre clear eaves
-  10 dock level loading doors
-  2 level access loading doors
-  50 car parking spaces
-  EPC rating B

Available Immediately
Industrial/Logistics Unit
103,806 sq ft

Unit 4 at Matrix Court is 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 approximately 5,395 sq ft of fully fitted offices.



Large service yard - 47.5 m depth



50kN / sq m concrete floor



500 kVA power supply



Secure fully fenced site

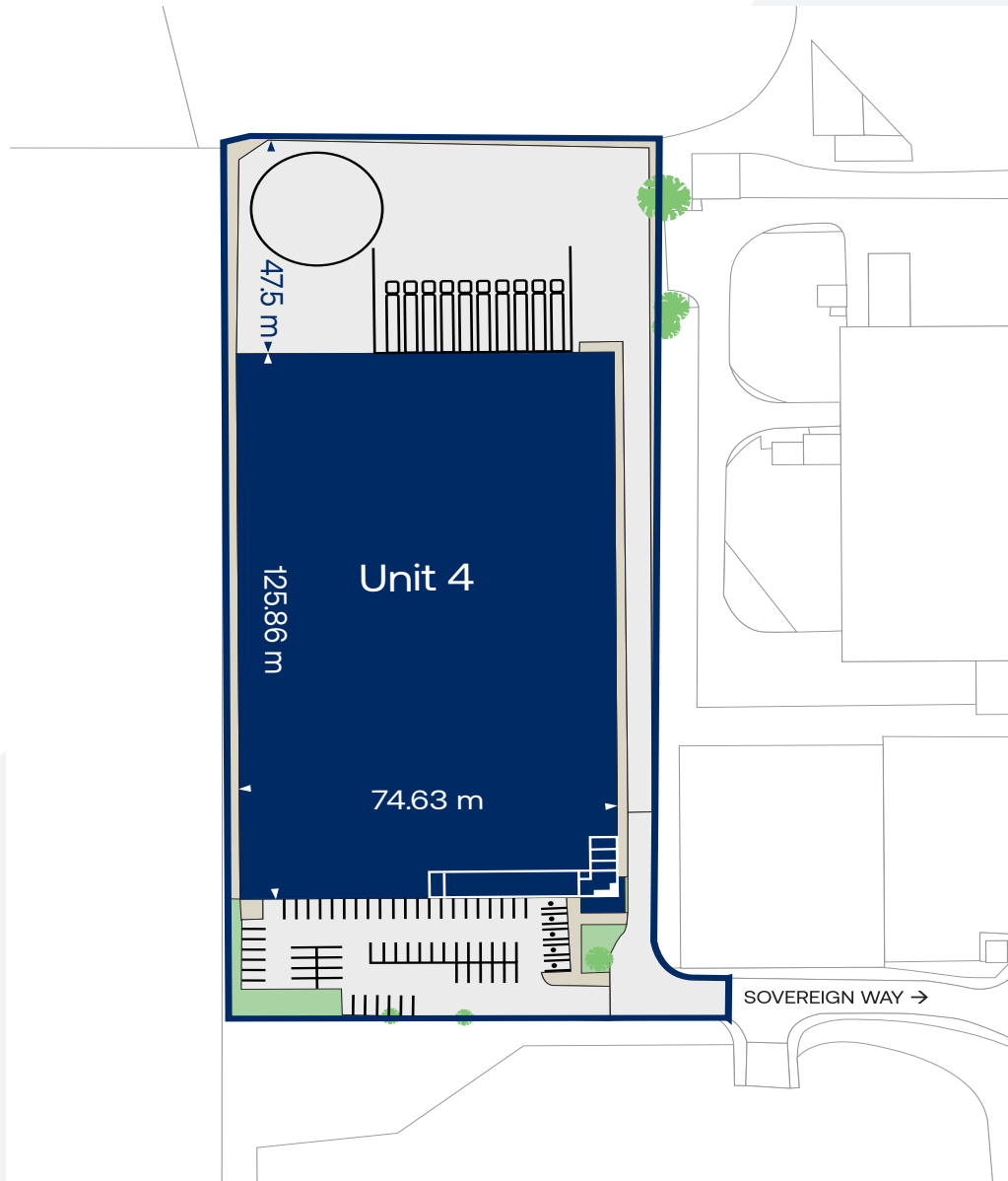


Easy access to M53, M56 & A55



Flexible lease terms available

Site Plan



Accommodation

Unit 4	Area (sq m)	Area (sq ft)
Warehouse	9,143	98,416
Offices	501	5,395
TOTAL	9,644	103,806



Location Aerial



Sat Nav: CH1 4QX

Drive Time



CITIES

Chester	2.1 miles
Liverpool	23 miles
Manchester	37 miles
Birmingham	35 miles



TRAIN STATIONS

Chester	3 miles
Liverpool	39 miles
Manchester	43 miles
London	221 miles



AIRPORTS

Liverpool John Lennon	27 miles
Manchester	33 miles



MOTORWAYS

A55	3 miles
M53	3 miles
M56	3 miles



Matrix Court

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

EPC

B Rating.

Terms

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

VAT

VAT is applicable.

Legal Costs

Landlord contribution towards legal fees.

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 3 miles off the M53 and M56 motorways, the A55 North Wales expressway, providing a dual carriageway link to Holyhead and Ireland.



By Road

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

It is accessible off Sovereign Way, the main road through Chester Employment Park, 5 miles from Deeside Industrial Estate via A548 Sealand Road.



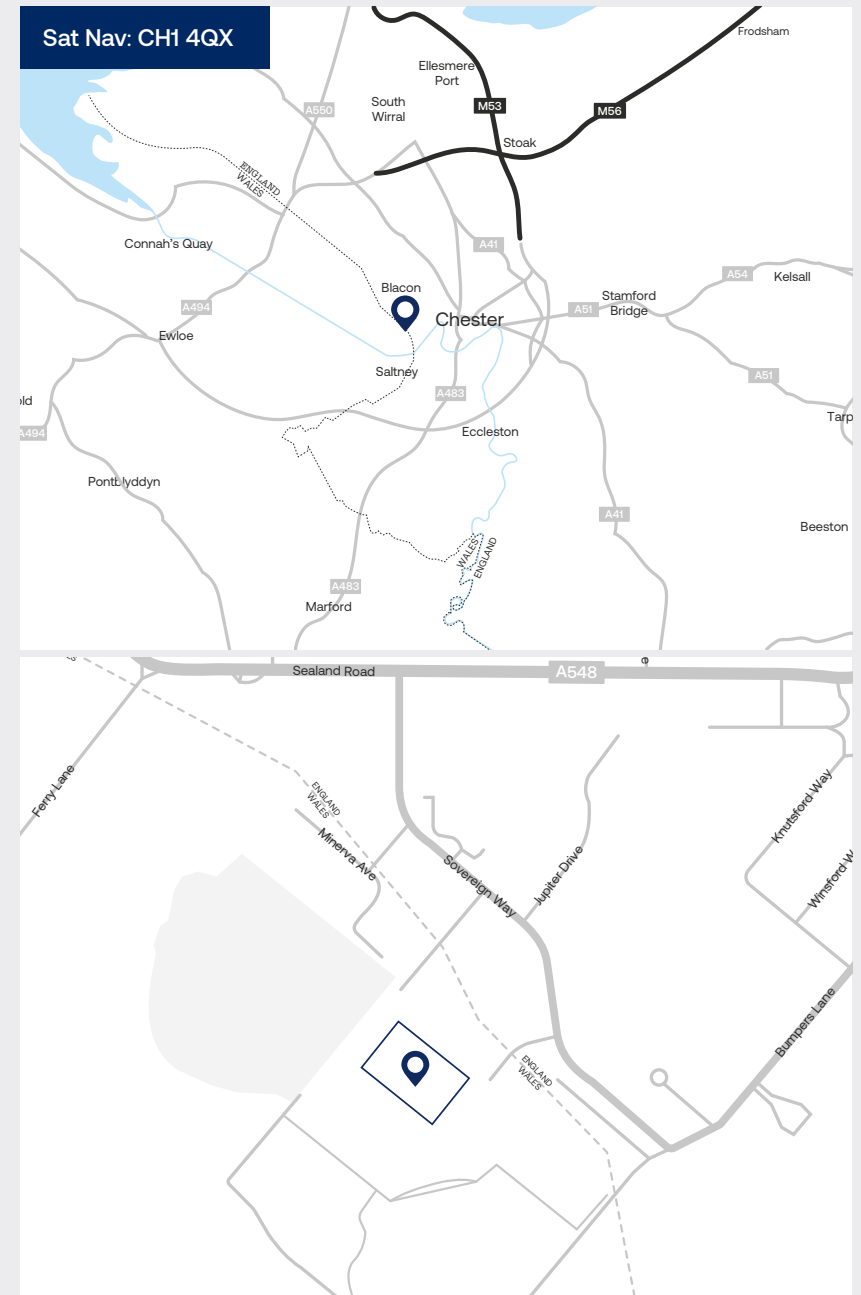
By Rail

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.



Viewing / Further Information

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