

# STANNEY MILL ROAD

Chester **CH2 4HX**

## TO LET

MODERN INDUSTRIAL /  
WAREHOUSE UNIT SAINSBORYS

**37,300 SQ FT**  
(3,465 SQ M)

Plus extensive canopy area



LIVERPOOL CITY CENTRE

RIVER MERSEY

STELLANTIS

M53 JCT 9

PROGROUP

M53

CHESHIRE OAKS

AIR PRODUCTS

THE PROPERTY

STORE FIRST  
SELF-STORAGE

M53 JCT 10

LEXUS

SKODA

A5117

TO CHESTER  
& M56





**M53**  
1 Min

**M56**  
2 Mins



**LIVERPOOL**  
25 Mins

**MANCHESTER**  
40 Mins

**WARRINGTON**  
20 Mins



**PORT OF LIVERPOOL**  
35 Mins



**LIVERPOOL JOHN LENNON AIRPORT**  
26 Mins

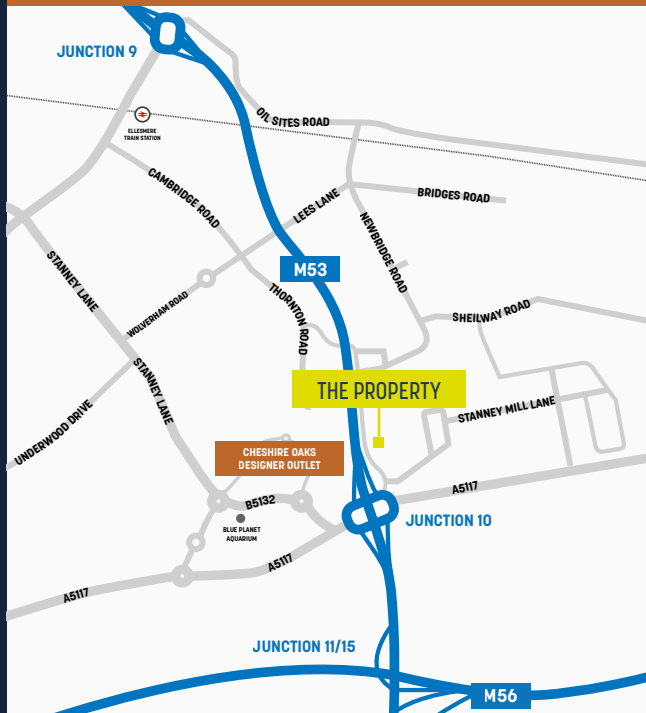
**MANCHESTER INTERNATIONAL AIRPORT**  
26 Mins



## LOCATION

Strategically positioned this established industrial and distribution location has direct access to Junction 10 of the M53 providing links to the M56 close by, the Wirral, Chester, M6 and beyond to Liverpool, Warrington & Manchester.

The area is home to a number of well-known local occupiers including Huws Gray, Lexus ProGroup and Air Products amongst others.



## DESCRIPTION

The unit comprises a modern industrial / warehouse unit providing a total of 37,300 sq ft plus an extensive canopy area extending to 17,173 sq ft in addition to the main unit.

Externally the unit provides good yard areas with both level access and van loading doors, internally the premises provide 2 storey office accommodation.

## ACCOMMODATION

FLOOR	(SQ FT)	(SQ M)
Ground floor warehouse	33,700	3,131
Ground floor office	1,800	167
First floor office	1,800	167
<b>Total</b>	<b>37,300</b>	<b>3,465</b>
Canopy	17,173	1,595

## SPECIFICATION

We understand the property benefits from the following specification:

- Steel portal frame modern industrial unit
- Eaves height of between 5.6 to 6.4 metres.
- 8 level access doors.
- 6 van doors.
- Substantial canopy
- 2 storey office accommodation.
- Concrete loading yard with 31 van parking spaces.
- Separate car park.



## TERMS

The unit is available on a sub-lease of our clients lease on terms to be agreed.

## RENT

On application.

## PLANNING

We understand that the property has planning permission for B1 and B8 Use.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## EPC

An Energy Performance Certificate is available on request.

## VIEWING

By appointment with the sole agents.

## FURTHER INFORMATION

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