

**Mileway**

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

CHESTER  
**Matrix  
Court**

**Available to Let**  
Modern, refurbished warehouse space  
103,806 sq ft (9,644 sq m)

Logistics real estate urbanised

mileway.com

# 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

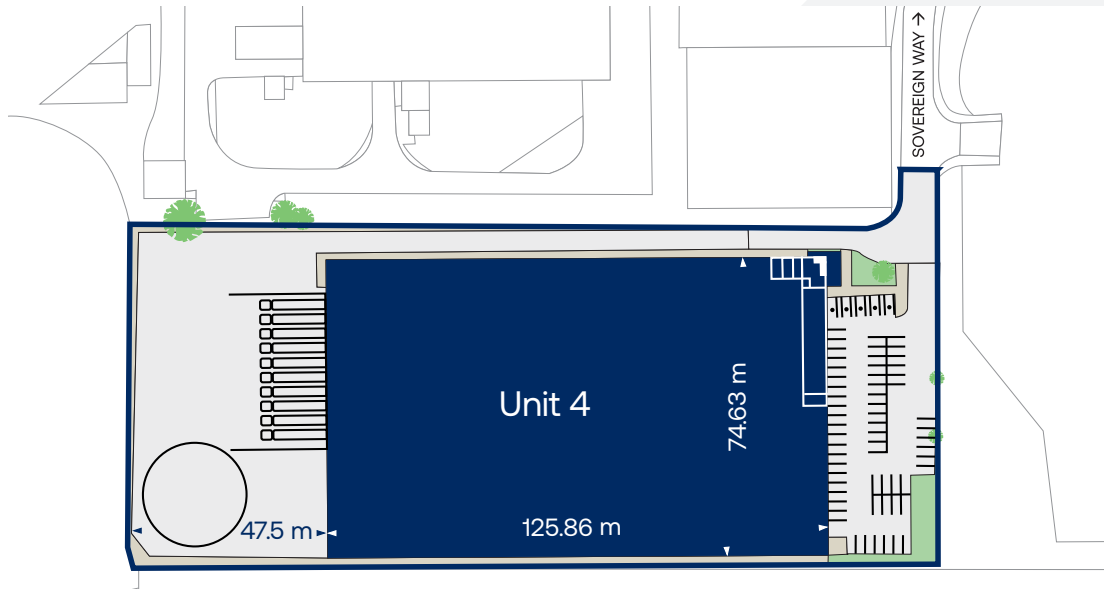


Easy access to M53, M56 & A55



Flexible lease terms available

## Site Plan



## Accommodation

Unit 4	Area (sq m)	Area (sq ft)
Warehouse	9,143	98,416
Ground Floor Office	287	3,089
First Floor Office	214	2,306
<b>TOTAL</b>	<b>9,644</b>	<b>103,806</b>



# 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.

## Viewing / Further Information

# Mileway

George Brereton  
T +44 (0)1925 358160  
Northwest@mileway.com



Jonathan Williams  
M +44 (0)787 018 3405  
jonathan.williams@savills.com



Ruth Leighton  
T +44 (0)7716 077 324  
ruth.leighton@jll.com

## 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.



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. January 2020.