



**To Let**

**Fully Fitted Data Centre - 8,550 sq. ft**  
**Premium Offers sought for Specialist “Turnkey” Fit-Out**  
Kelly House, Minerva Avenue, Chester, CH1 4QL





## Description

The subject property is a detached single storey building of steel portal frame construction situated beneath a mono-pitched roof.

The property provides a purpose built, fully fitted out data centre comprising entrance/reception, two data halls, open plan offices, cellular storage, WC's and kitchen.

Located on a fully secured site with surfaced car parking to the front and electric sliding gates with extensive CCTV incorporating lone working and intercom access.

The following items are included in the sale (racking not included):-

- 1500 kVA Power Supply
- Perkins / 4006-23TAG3A (800 KVA) back up generator (battery age 23/12/2020)
- Raised flooring and AC to storage areas
- IG55 fire suppression system
- 3 phase Uninterruptable Power System (inc Power capacity) incorporating Salicru Cube 3+, Battery Type Yuasa NPL38-12IFR, Age 2020
- 3 x Denco AC units
- Fully diverse telco fibre routes present
- Ready for termination of WAN services and ready to occupy

## Accommodation

We have measured the property on a Gross Internal Area (GIA) basis as below:-

Accommodation	Sq M	Sq Ft
Data Halls	370.63	3,989.46
Office / Reception / Amenities	423.74	4,561.15
<b>Total</b>	<b>794.37</b>	<b>8,550.61</b>



## **EPC**

B (44) - certificate number 4183-1526-8127-8683-4167.

## **Rateable Value**

£124,000 (2026 Rating List).

## **Terms**

Available by way of assignment or sub letting of existing lease, expiring September 2033. The current passing rent is £105,193 per annum.

## **Price**

We are seeking a premium payment in the region of £75,000 for the fixtures and fittings listed under the description section above.

## **VAT**

VAT may be applicable at the prevailing rate.

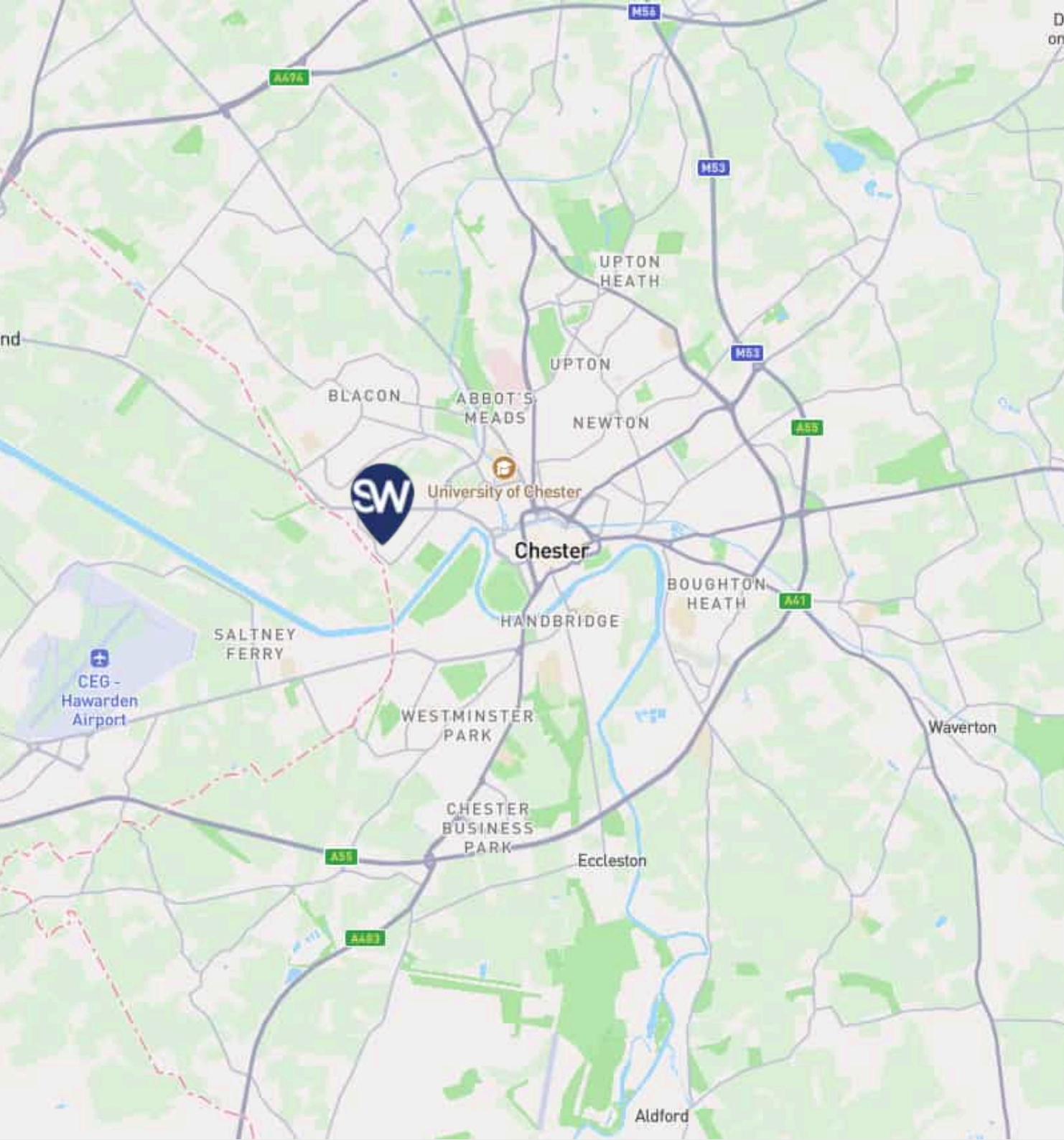
## **Legal Costs:**

Each party will be responsible for their own legal costs incurred.

## **Anti-Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





## Location

Kelly House is positioned on Minerva Avenue within the established Chester West Employment Park, approximately 2 miles west of Chester city centre. The property benefits from excellent transport connectivity, lying around 1 mile from the A55, which connects to the M53 (c.3 miles) and M56, providing efficient access across the North West. The A483 is also nearby, offering routes to Wrexham and North Wales.

Public transport links include bus services along Sealand Road approximately 0.5 miles away, with Chester Railway Station located around 2.5 miles east. The surrounding estate accommodates a range of industrial, logistics and trade occupiers, with major centres such as Ellesmere Port (8 miles), Wrexham (12 miles) and Liverpool (25 miles) enhancing distribution reach and labour supply.

## Connectivity



### Journey Time By Car

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Warrington	25.4 Miles (40 Mins)
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Liverpool	35 Mile (60 Mins)
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Wrexham	14.6 Miles (32 Mins)
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Crewe	27.3 Miles (60 Mins)
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## Viewings

Viewing strictly by appointment only with the agent.  
For further information please contact:-

**Adam Marshall**

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**SW**  
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