

UNIT 1 NORTH ROAD, ELLESMERE PORT, CH65 1BL

FOR SALE

SELF CONTAINED INDUSTRIAL/WAREHOUSE FACILITY

138,263 SQ FT (12,845 SQ M) ON 8.36 ACRES

FREEHOLD OFFERS INVITED



MANAGED BY

Langtree

- > Large Yard
- > Established Industrial Area

- > 1 MVA Power Supply
- > Potential Refurbishment / Break Up Opportunity

UNIT 1 NORTH ROAD

Unit 1 North Road is located off Junction 7 of the M53, providing direct access to Ellesmere Port industrial area and surrounds. A 138,263 sq ft self-contained industrial/manufacturing/distribution facility with offices, ground floor canteen, secure car park/yard areas within the wider Stellantis/Vauxhall manufacturing facility based next door.

THE DETAILS

The property comprises a self-contained industrial/manufacturing/distribution facility with the following specification:

- | Modern steel portal frame construction
- | Insulated cladding to roof and elevations
- | 2 storey office/amenity block to the front gable end - 8.3% office content
- | Site area of 8.36 acres (40% site coverage)
- | A mix of dock and level access loading doors with drive through covered loading area
- | 40m yard depth
- | Dedicated front car park
- | Sprinkler system including sprinkler tank and sprinkler pipework/heads in warehouse
- | 8 m to USH and 9 m to eaves
- | Dedicated access direct into adjacent Vauxhall Motors manufacturing plant
- | Security hut/access barriers
- | Secure enclosed site

THE LOCATION

The unit is located adjacent to the manufacturing facility and has direct access to junction 7 of the M53 via North Road and additionally via West Road to Junction 6. Both junctions are within approximately 2 miles and in turn lead to the M56/M6 and the national motorway network beyond.

Major operators within the locality include Stellantis, Nynas, DHL, Scania, SPL International, Essar and Honeywell.

SAT NAV

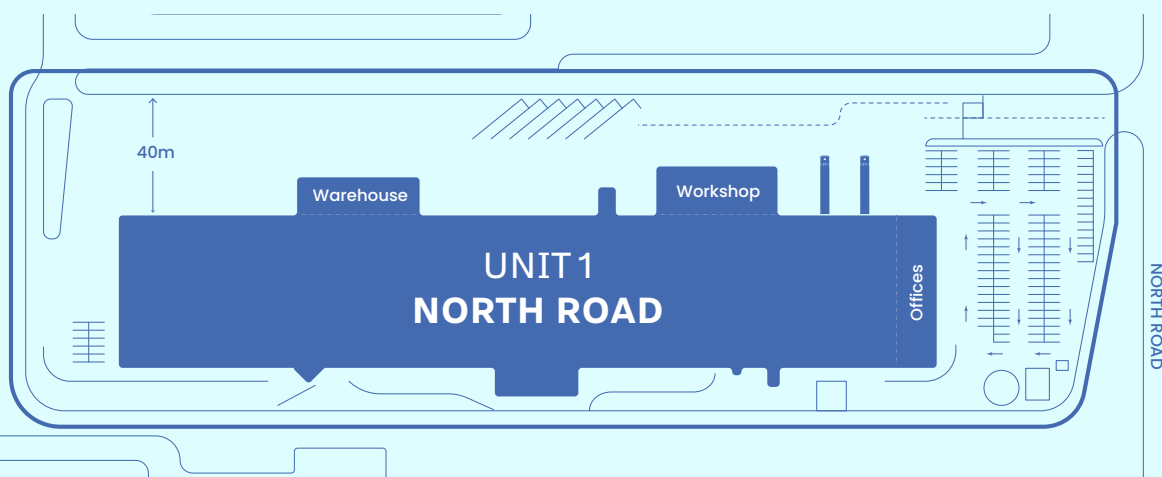
CH65 1BL

SCHEDULE OF ACCOMMODATION

A total of 138,263 sq ft (12,845 sq m) is available across the following split:

Warehouse	126,748 sq ft / 11,775 sq m
Office GF	5,750 sq ft / 534 sq m
Office FF	5,750 sq ft / 535 sq m
Total	138,263 sq ft / 12,845 sq .m

Floor areas are measured on a Gross Internal Basis.
*(8.3% office space)





LIVERPOOL
CITY CENTRE

PORT OF LIVERPOOL

Unilever
PORT SUNLIGHT

STELLANTIS/
VAUXHALL
ELLESMERE PORT PLANT

PORT EASTHAM

GEITH

Survitec

UNIT 1
NORTH ROAD

WARD & BURKE

Honeywell

spl international

b&m

BARGAIN
MAX
.co.uk

NORTHWOOD

safestore

MANCHESTER SHIP CANAL

5
MIN

Drive to M53 J7 & J8 and
32 mins to M6 J20

30
MIN

560,000 skilled workforce
within a 30 minute drive

60
MIN

10 million consumers are within
one hour of Ellesmere Port

60
MIN

1/3 of British industry
within one hour's drive

LIVERPOOL

J6

M53

J7

J8

MANCHESTER - M6

THE SITE

CONNECTIVITY

FROM CH 65 1BL		MILES
ROAD		
J7 of the M53	1	25
J14 of the M56	8	33
J21A of the M56	25	
RAIL		
Liverpool Station	1	137
Chester Station	8	138

UNIT 1 NORTH ROAD



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LIVERPOOL CITY FREEPORT ZONE

Unit 1 North Road sits within the Liverpool City Region Freeport zone and, therefore, eligible businesses may be able to apply for Custom Site Operators (CSO) status, which would allow them to take advantage of duty suspension, duty exemption on reexports and flexibility on how duty is calculated, as well as simplified customs procedures to import, export, store or process goods and streamlined processes for bringing goods into and moving goods between customs sites.

A Freeport customs site (also known as a 'free zone') is a secure, enclosed customs zone where some normal tax customs rules do not apply.

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.

TENURE

Title Number: CH512177

PRICING

Offers invited - please contact the agent for a guide price.

VAT

The property will be elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

D100

DATA ROOM

Data room access is available on request.

VIEWINGS

Strictly via appointment with B8 Real Estate.

MANAGED BY

Langtree

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