

FOR SALE / TO LET NEW BUILD INDUSTRIAL / DISTRIBUTION UNIT

45,355 sq ft

(4,213.62 sq m)







OVERVIEW SPECIFICATION LOCATION SITUATION GALLERY MARSHALL LEGALS & CONTACTS





9.0 M TO UNDERSIDE OF HAUNCH



'BREEAM' VERY GOOD



2 STOREY INTEGRAL OFFICES



WAREHOUSE / DISTRIBUTION UNIT



3 DOCK LOADING DOORS



UP TO 48 CAR PARKING SPACES



1 LEVEL ACCESS DOORS



STEEL PORTAL FRAME CONSTRUCTION



SECURE SITE



SELF CONTAINED SECURE SITE



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## LOCATION

Northside 45 is located at Junction 8 of the M53, providing direct access to Ellesmere Port and the surrounding areas. The M53 can be directly accessed from the M56 providing access to the regional motorway network.

Major operators within the locality include Vauxhall Motors, Nynas, DHL, Scania, SPL International, Essar and Pro-group. Following the M53 north east are large commercial centres including Bromborough, Port Sunlight and Birkenhead.

Northside 45 is located 1.6 km (1 mile) north of Ellesmere Port Town Centre, 1.4 km (0.87 miles) north west of Ellesmere Port Train Station, and 1.2 km (0.75 miles) from Overpool Train Station. Chester Town Centre is located less than 10.5 km (6.5 miles) to the south.

#### Chorley Southport O Rochdale Buryo Bolton Ormskirk O Skelmersdale M6 Formby O OMiddleton Wigan WhatThreeWords Oldham bend. M58 cages. MANCHESTER forces. Crosby O Kirkby St Helens M62 LIVERPOOL2 PORT M6 Wallasey O LIVERPOOL Sale Stockport Warrington Altrincham O Birkenhead 0 Cheadle Widnes M56 Runcorn 3 Wilmslow Knutsford Frodsham Macclesfield M6 Northwich O Ellesmere Port **CHESTER** • **CH65 1AY**

#### **DRIVE TIMES FROM NORTHSIDE 45**

DESTINATION	MILES	MINS
M6/M56 Intersection	21	21
Port of Liverpool	23	37
Liverpool John Lennon Airport	28	28
Manchester Airport	32	32
Holyhead	87	96



LIVERPOOL JOHN **LENNON AIRPORT** 



**ELLESMERE PORT** TRAIN STATION



M6/M56 INTERSECTION



**PORT OF LIVERPOOL** 



**MANCHESTER INTL. AIRPORT** 



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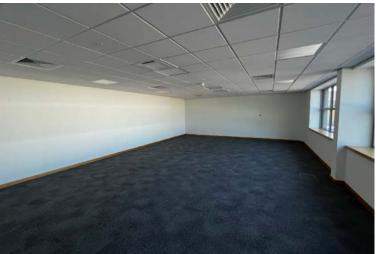
LOCATION **LEGALS & CONTACTS OVERVIEW SPECIFICATION SITUATION GALLERY** MARSHALL

# **IMAGE GALLERY**













**OVERVIEW** 

**GALLERY** 

MARSHALL

## MARSHALL DEVELOPMENTS

## A Family Run Business For Over 120 Years

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail.

A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



HURRICANE 52
stuary Business Park South Liverpool L24 8RF



DARESBURY PARK



STEALTH 525
Welsh Road Northern Gateway Deeside CH5



NEON
Knowsley Junction 2 N



Welsh Road Northern Gateway Deeside CH5 2RD



RADAR adway Green Crewe J16 M6



UNION SQUARE
Fifth Avenue Trafford Park Manchester M17 1DS



VELOCITY
tirling Road Speke Liverpool L24 1AF







**ESG**Developing to BREEAM very good







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Unit available by way of a new lease or sale of the LongLeasehold interest.

### **EPC**

EPC rating A 14.

## **RATES**

Under assessment.

VAT will be applicable at the prevailing rate.

## **LEGAL COSTS**

Each party to bear their own legal costs associated with the transaction.

A DEVELOPMENT BY



For further information, please contact the joint agents.



**MARK DIAPER** 

**MATTHEW POCHIN** 



**ALEX PERRATT** 

**JON THORNE** 



The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. \*All images contained in this brochure are for illustrative purposes only, and show units which have been developed and constructed by Marshall Construction & Commercial Development Projects. August 2025. Designed and produced by Creativeworld. T: 01282 858200.

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