

A DEVELOPMENT BY

MARSHALL



READY FOR IMMEDIATE OCCUPATION

ENTER>>

FOR SALE / TO LET
NEW BUILD INDUSTRIAL / DISTRIBUTION UNIT

45,355 sq ft
(4,213.62 sq m)

north  **side** **45**
JCT 8 M53
ELLESMERE PORT



REGATTA
GREAT OUTDOORS

progroup

STELEANTIS



spl international
saving you better



M53

NORTH RD

safestore

J8

north45
side JCT 8 M53
ELLESMERE PORT

ROSSMORE RD EAST

north45
side JCT 8 M53
ELLESMERE PORT

OVERVIEW	SPECIFICATION	LOCATION	SITUATION	GALLERY	MARSHALL	LEGALS & CONTACTS
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	SQ M	SQ FT
Warehouse	3,793.40	40,832
Ground Floor Office and Amenity	219.63	2,364
First Floor Office	200.59	2,159
TOTAL	4,213.62	45,355



9.0 M TO UNDERSIDE OF HAUNCH



2 STOREY INTEGRAL OFFICES



3 DOCK LOADING DOORS



1 LEVEL ACCESS DOORS



SECURE SITE



'BREEAM' VERY GOOD



WAREHOUSE / DISTRIBUTION UNIT



UP TO 48 CAR PARKING SPACES



STEEL PORTAL FRAME CONSTRUCTION



SELF CONTAINED SECURE SITE



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.



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
28 minutes



ELLESMERE PORT TRAIN STATION
5 minutes



M6/M56 INTERSECTION
21 minutes



PORT OF LIVERPOOL
37 minutes



MANCHESTER INTL. AIRPORT
32 minutes

CH65 1AY



 STRATEGICALLY
LOCATED AT
JCT 8 M53

IMAGE GALLERY



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

Estuary Business Park South Liverpool L24 8RF



DARESBURY PARK

Daresbury Cheshire J11 M56



STEALTH 525

Welsh Road Northern Gateway Deeside CH5 2RD



NEON

Knowsley Junction 2 M57



STEALTH 130

Welsh Road Northern Gateway Deeside CH5 2RD



RADAR

Radway Green Crewe J16 M6



UNION SQUARE

Fifth Avenue Trafford Park, Manchester M17 1DS



VELOCITY

Stirling Road Speke Liverpool L24 1AF



BEST IN CLASS

Technical Team & Consultants



LIVE PROJECTS

focused in the NW region



ESG

Developing to BREEM very good



FOCUSED

Home Team



PRIVATELY OWNED



OVERVIEW

SPECIFICATION

LOCATION

SITUATION

GALLERY

MARSHALL

LEGALS & CONTACTS



TENURE

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

EPC

EPC rating A 14.

RATES

Under assessment.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

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

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CONTACTS

For further information, please contact the joint agents.

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