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# The Hangar Old Hooton Airfield

West Road, Ellesmere Port, CH65 1BR

Leasehold  
Warehouse / Storage Units

24,681 Sq Ft (2,293 Sq M)



**To Let** | £2.50 Per Sq Ft

## Location

Hooton Airfield forms part of the Hooton Estate, located adjacent to the Vauxhall Plant. The Airfield is accessed off West Road, which links to J6 of the M53 and national motorway network..

Address: Old Hooton Airfield, West Road, Ellesmere Port, CH65 1BR

What3words: [///invest.cable.thank](#)

## Locations

Chester: 7.5 miles

Liverpool: 10 miles

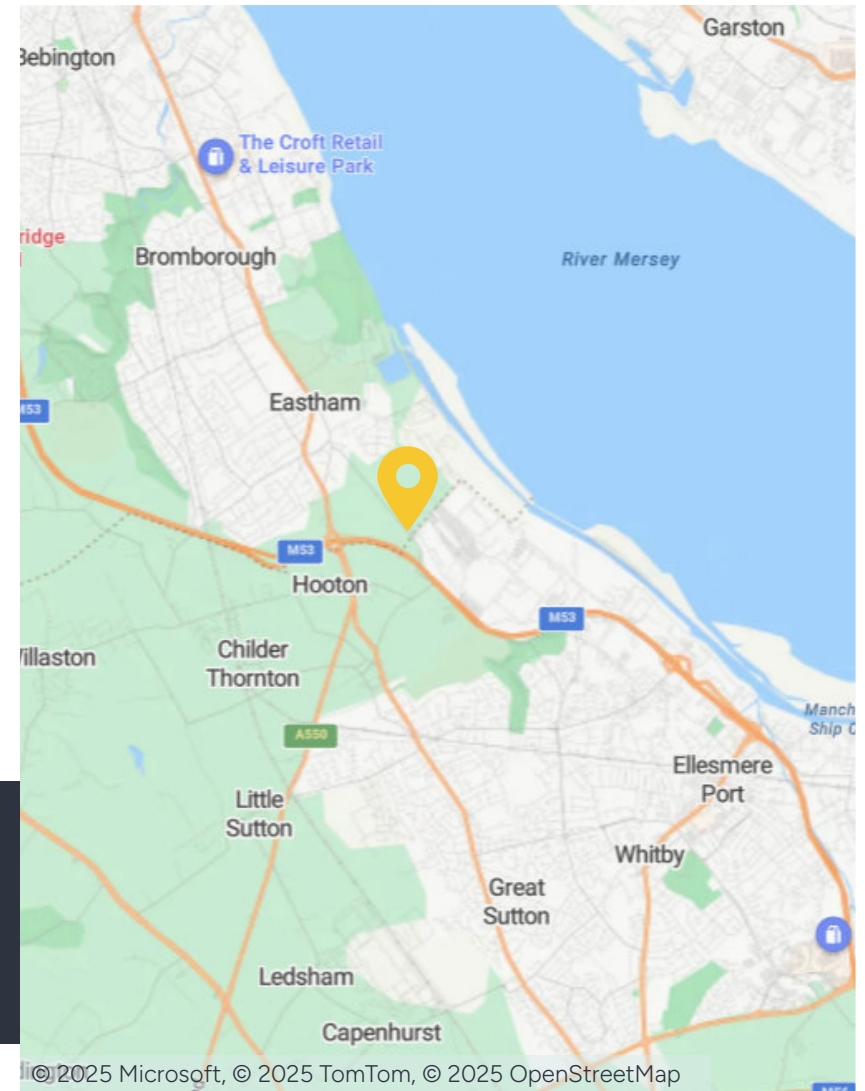
Manchester: 40 miles

## Nearest station

Eastham Rake: 2.3 miles

### Nearest airport

Liverpool John Lennon: 18 miles





## Key information



### Rent

£2.50 per sq ft



### EPC rating

D



### Rates Payable

£0.80 per sq ft



### Service Charge

£TBC

## Description

This former WWII hangar provides an excellent space for a range of uses, subject to planning. Most recently the unit has been used as a storage and distribution. The available space comprises warehouse storage and office accommodation ranging in size, along with an open fronted store area and workshop space with garage pits.

- Former World War II hangar
- Well established storage facility
- Secure unit
- Clear working height ranging from 3.08m to 4.36m
- Welfare facilities

## Amenities



4.36m clear  
working height



Power



Secure Unit



J6, M53 Link



Reception /  
Office



Broadband  
Available



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Warehouse (eaves 3.08m)	2,759	257
Office	2,756	256
Workshop	2,442	226
Warehouse (eaves 4.10m)	11,090	1,030
Vehicle Workshop	1,162	108
Open-fronted Warehouse (eaves 4.36m)	4,472	415
<b>Total</b>	<b>24,681</b>	<b>2,293</b>



## Further information

### Asking Price / Rent

£2.50 psf

### Lease Terms

The property is available by way of new FRI lease for a term of years to be agreed between the parties. It may be possible to split the units.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority. The current Rateable Value of the property is £80,000.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is D.

### Property Insurance

The landlord insures the premises and reclaims the premium from the tenant.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



# Contact us

Viewings by appointment only.

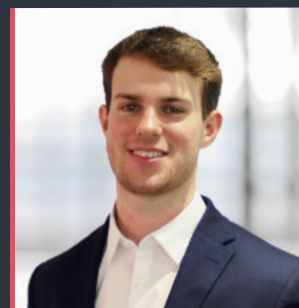
To arrange a viewing, please contact:



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Particulars dated August 2025. Photographs dated July 2023.



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