

**fisher  
german**

# Hooton Park

Leasehold | Open Storage Land

West Road, Ellesmere Port, CH65 1BR

From 1 - 3 Acres



**To Let | £55,000 per acre, per annum**



## Key information



**Rent**  
£55,000  
Per Acre Per Annum



**Rates / RV**  
£ TBC

## Description

The site comprises of hard surfaced open storage space. The plot does not have any existing services such as electric, water and drainage. The property is located within a self-contained secure site.

## Amenities



Secure Site



J6, M53 Link



Open Storage Land



## Location

The site is situated on the northern side of West Road, Ellesmere Port. It is located approximately 6 miles south of Birkenhead and 8 miles north of Chester. It benefits from excellent motorway access, being situated 0.25 miles to J6 of the M53 motorway, which connects to J15 and the M56 motorway less than 5 miles to the south.

The immediate area comprises of related open storage and industrial uses.

Address: West Road, Ellesmere Port, CH65 1BR

What3words: [///encounter.diary.foster](https://what3words.com/encounter.diary.foster)

### Locations

Chester: 7.5 miles

Liverpool: 10 miles

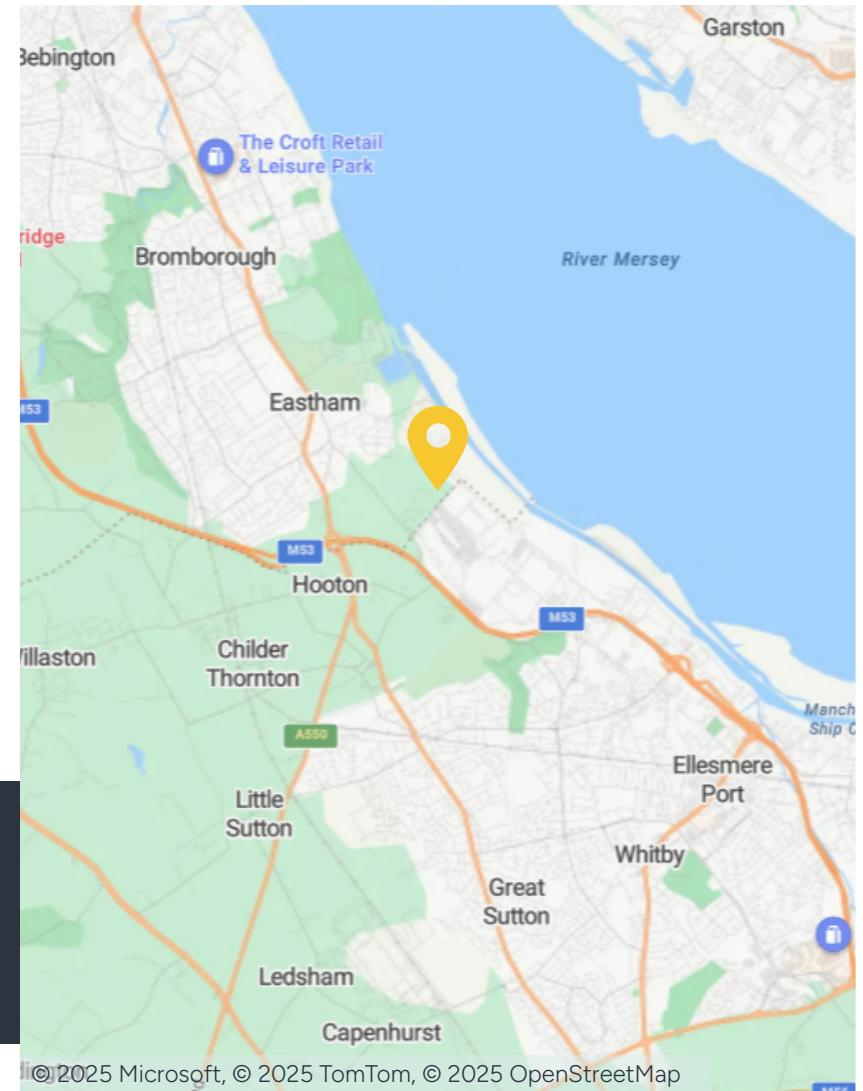
Manchester: 40 miles

### Nearest station

Eastham Rake: 2.3 miles

### Nearest airport

Liverpool John Lennon: 18 miles



## Further information

### Asking Price / Rent

£55,000 per acre per annum.

### Tenure

Leasehold

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

### Legal Costs

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

### Services

We confirm the plot does not have any existing services.

### 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.

### Viewings

Strictly by prior arrangement with the sole agents.



# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Marcus Baumber**

0161 214 4694

[marcus.baumber@fishergerman.co.uk](mailto:marcus.baumber@fishergerman.co.uk)



**Erica Saxon**

0151 242 8960

[erica.saxon@fishergerman.co.uk](mailto:erica.saxon@fishergerman.co.uk)

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2025. Photographs dated March 2025.