

**Unit 1B Cloister Way, Off Bridges Road,
Ellesmere Port, CH65 4EL**

B8

0151 675 5000

www.b8re.com

TO LET

31,349 sq ft (2,912 sq m)



INDUSTRIAL / WAREHOUSE UNIT

LOCATION

Ellesmere Port is an established commercial location in the North West, strategically positioned approximately 13 miles south of Liverpool, 7 miles north of Chester, and 39 miles south-west of Manchester.

The area benefits from excellent road connectivity, with direct access to the M53, providing links to Birkenhead and Liverpool via the Mersey Tunnel to the north, and the M56 to the south. The M56 further connects to the M6, approximately 20 miles to the east.

In addition, the A55 offers convenient access to North Wales, Anglesey, and the Port of Holyhead. To the north-east, the M53 connects to major commercial centres including Bromborough, Port Sunlight, and Birkenhead.

DESCRIPTION

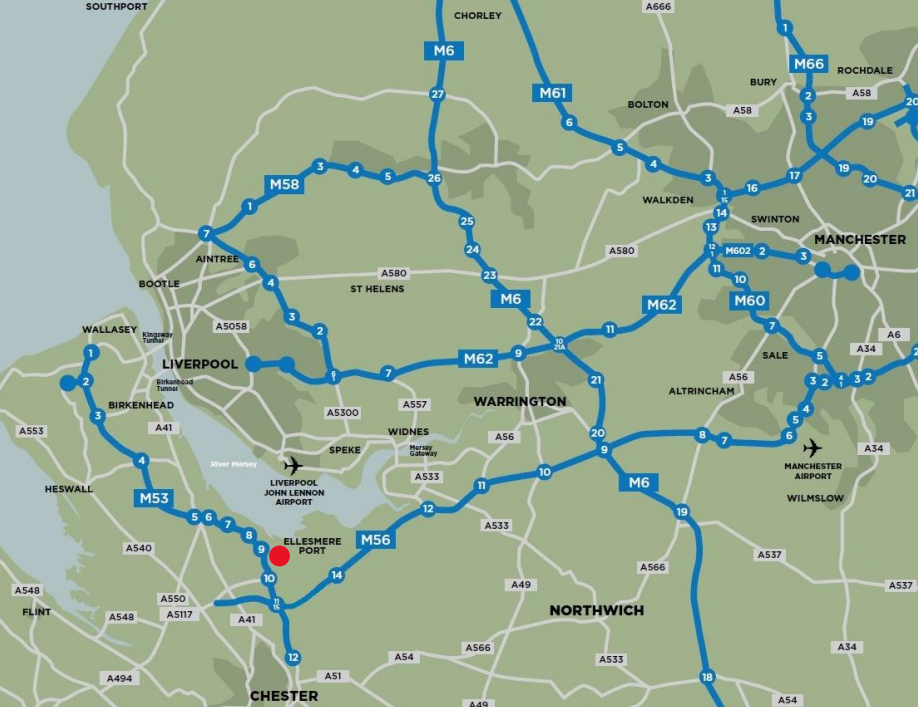
The property benefits from the following specifications:

- Profile metal clad elevations
- Steel portal frame construction
- 6.15m eaves with high bay section of 10m
- 2 level access loading doors
- Two-storey offices
- Secure fenced and gated yard
- 61 car parking spaces

ACCOMMODATION

| Description | Size (sq ft) | Size (sq m) |
|---------------------|---------------|--------------|
| Warehouse | 25,370 | 2,357 |
| Ground floor office | 3,113 | 289 |
| First floor office | 2,867 | 266 |
| TOTAL | 31,349 | 2,912 |





TERMS

The property is available by way of a new Full Repairing and Insuring lease. Terms to be agreed.

EPC

Available upon request.

BUSINESS RATES

Interested parties should make their own enquiries to the local authority.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

Jon Thorne

jon@b8re.com

07738 735 632

Alex Perratt

alex@b8re.com

07951 277 612



PROPERTY MISDESCRIPTIIONS ACT 1991 B8 Real Estate, for themselves and the property's Vendors or Lessors, state that these particulars do not form part of any offer or contract. All information is believed to be correct at the time of publication but may change and should not be relied upon as statements of fact. Prospective purchasers or tenants must verify all details, including dimensions, condition, permissions, and VAT, independently. Plant, machinery, services, and fittings listed have not been tested and carry no warranty. Neither the Vendors, Lessors, nor B8 Real Estate or their employees have authority to make any representation or warranty regarding the property.