



2 Roscliffe Road, Ellesmere Port, CH65 3AS

Detached Industrial / Warehouse Unit With A Large Secure Yard

Summary

Tenure	To Let
Available Size	12,190 sq ft / 1,132.49 sq m
Rent	Rent on application
Rates Payable	£19,764 per annum
Rateable Value	£45,750
EPC Rating	D (86)

Key Points

- Detached unit
- Large secure yard area
- Separate dedicated parking
- Within 1 mile of Jct 8 of the M53
- 6.6m eaves height
- 0.7 acre site
- 2 loading doors

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Rateable Value	£45,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Location

The subject property is located on Roscliffe Road which forms part of the Rossmore Industrial Estate. The unit is approximately 1 mile to the west of Junction 8 of the M53. Nearby occupiers include Screwfix, Toolstation, Howdens, City Plumbing and Edmundson Electrical.

Description

The property comprises a detached industrial / warehouse unit of steel portal frame construction, with profile metal clad elevations and a pitched roof. The unit is accessed via an electrically operated drive in roller shutter door from the yard area, in addition there is a second loading door available on the rear gable elevation. The warehouse benefits from an eaves height of 6.6m and lighting throughout. Situated along the front side elevation is first floor office accommodation which incorporates a kitchen and WC's and is heated by way of gas central heating. Externally there is a large secure yard area and a separate car parking area. An additional external storage building is situated within the yard area.

Accommodation

The accommodation comprises the following areas:

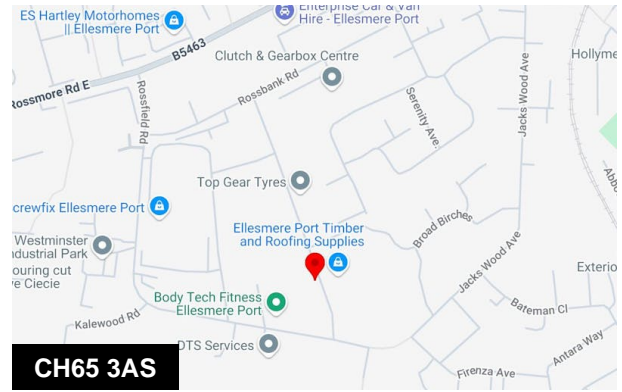
Name	sq ft	sq m
Ground - Warehouse / Workshop	9,543	886.57
1st - Offices	1,928	179.12
Ground - External Store	719	66.80
Total	12,190	1,132.49

Terms

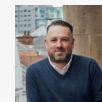
The property is available to rent by way of a new lease on FRI terms on a rent to be agreed.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



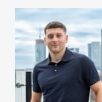
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 07/04/2026