

20 &
20A

Accord Place, Telford Road, Ellesmere Port, CH65 5EU

B8

0151 675 5000
www.b8re.com

FOR SALE /
MAY LET

Recently Refurbished Industrial Warehouse & Offices with Secure Yard
Established Industrial Location



4,528 sq ft (420.75 sq m)

DESCRIPTION

The property comprises an end terrace, purpose built industrial building constructed of steel portal frame, and clad with part brick work elevations, and plastic-coated insulated cladding panels beneath a pitched roof incorporating approximately 10 % light panels.

At the front of the building the property comprises kitchen facilities, as well as new male and female lavatory accommodation – DDA compliant.

Internally the warehouse and offices have been refurbished.

Rental: £35,000 per annum exclusive. Purchase Price: £400,000



LOCATION

The property is located on the established Thornton Road Industrial Estate, located approximately 1.5 miles from Junction 9 (Ellesmere Port Town Centre) of the M53 Motorway. Ellesmere Port is well located to the junction of the M53 and M56 – a strategic location and suitable for a variety of industrial and distribution organisations.

Situated within the popular Industrial Estate of Thornton Road, only 1.5 Miles away from Cheshire oaks, a well-established Retail Outlet Park. New industrial schemes in Ellesmere Port include Vortex, a 200,000 sq. ft speculative development, which will drive further trade in the local area and is approximately 2.8 miles away.



TERMS

The property is available on a new Full Repairing and Insuring lease for a term to be agreed.

LEGAL COSTS

Each party to be responsible for their own costs in relation to any transaction.

VAT

All prices quoted are exclusive of but may be liable to VAT

EPC

An energy performance certificate will be available on request.

Accommodation	SQ FT	SQ M
Ground	3,332	309.55
First (Mezzanine)	1,197	111.2
TOTAL	4,528	420.75



BUSINESS RATES

The VOA website confirms the property has a Rateable Value as follows:

UNIT 20	£18,500
UNIT 20A	£11,750

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

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. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

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