

VORTEX110

NEWBRIDGE ROAD, ELLESMERE PORT CH65 4DR

FOR SALE / TO LET

**NEW INDUSTRIAL & LOGISTICS /
MANUFACTURING WAREHOUSE**

107,431 SQ FT



AVAILABLE NOW



**1.25 MVA
POWER SUPPLY**



**15M EAVES
HEIGHT**



EPC A



**5 MINUTES FROM
M56/CHESHIRE OAKS**



BIRKENHEAD DOCKS

LIVERPOOL CITY CENTRE

CROFT BUSINESS PARK

PORT OF LIVERPOOL

REGATTA

STELLANTIS

RIVER MERSEY

M53 JCT9

INNOSPEC

ELLESMERE PORT TOWN CENTRE

VORTEX 110

ESSAR

PROGROUP

HELIX BUSINESS PARK

M53

AIR PRODUCTS

COLISEUM SHOPPING PARK

CHESHIRE OAKS

MENZIES

HUWS GRAY

SAINSBURYS

M53 JCT10

LEXUS

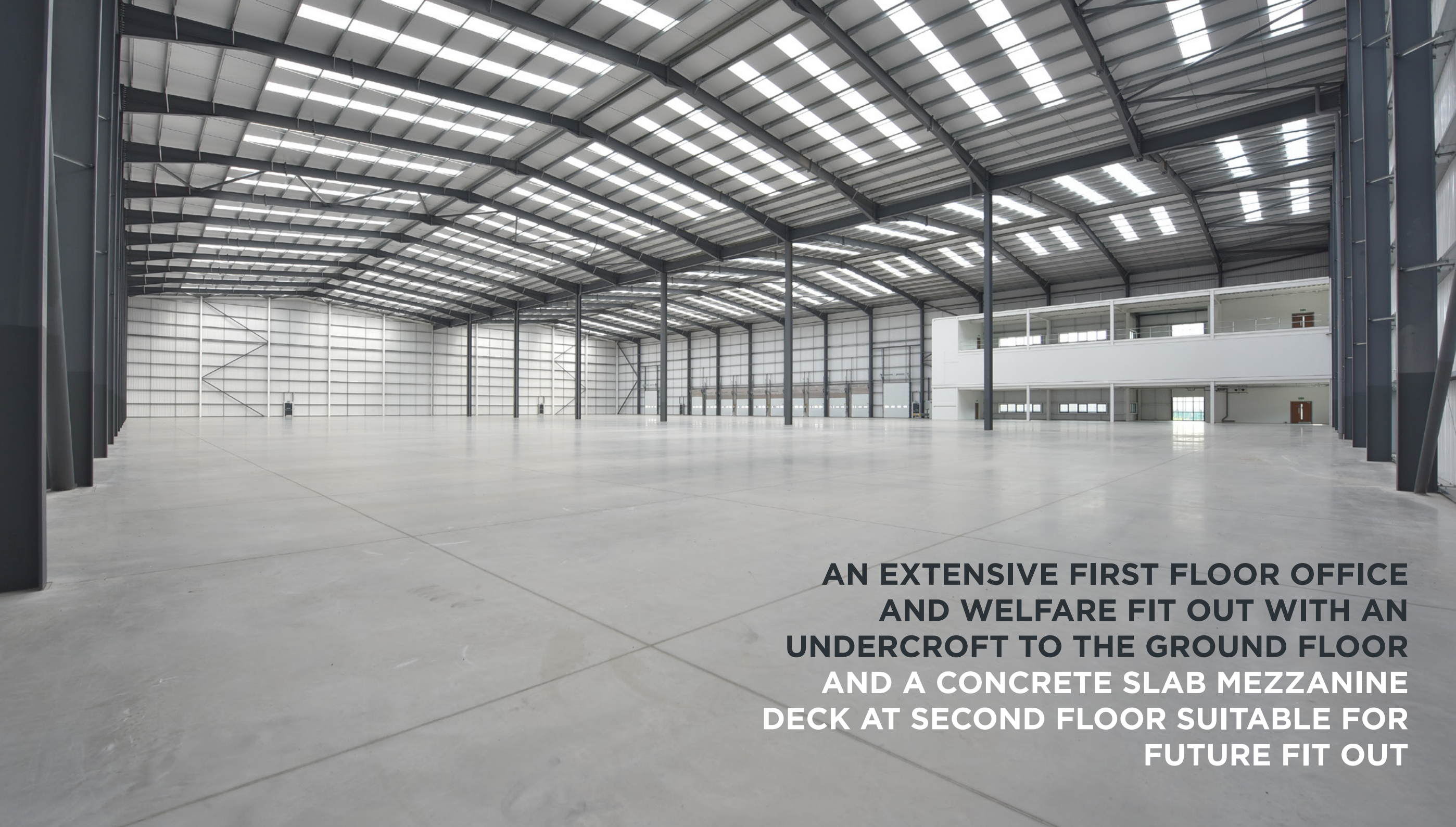
SKODA

TO CHESTER & M56

ESSAR

**PRIME NEW BUILD
INDUSTRIAL UNIT EXTENDING
TO APPROXIMATELY
107,431 SQ FT AND LOCATED
IN AN ESTABLISHED
INDUSTRIAL AREA ON THE
M53/M56 INTERSECTION**





**AN EXTENSIVE FIRST FLOOR OFFICE
AND WELFARE FIT OUT WITH AN
UNDERCROFT TO THE GROUND FLOOR
AND A CONCRETE SLAB MEZZANINE
DECK AT SECOND FLOOR SUITABLE FOR
FUTURE FIT OUT**

A HIGH QUALITY SPECIFICATION



EPC RATING OF 'A'



FIRST FLOOR OFFICE WITH EXPANSION CAPABLE TO THE GROUND AND SECOND FLOOR



STEEL PORTAL FRAME CONSTRUCTION



140 CAR PARKING SPACES



15 METRE EAVES TO UNDERSIDE OF HAUNCH



EV CHARGING POINTS



FLOOR LOADING 50 KN/SQM



1.25 MVA POWER SUPPLY



10 DOCK LEVEL LOADING DOORS & 2 LEVEL ACCESS LOADING DOORS



ABILITY TO CONNECT GAS



50 METRE SECURE YARD



SOLAR PANELS CAPABLE OF UP TO 500 MWH



SITE DENSITY OF 40%

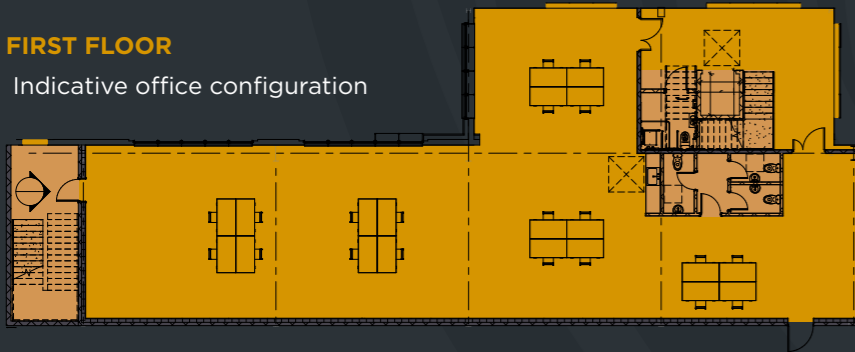


ACCOMMODATION

	Sq Ft	Sq M
Warehouse	96,040	8,922
Ground Floor Office	3,797	353
First Floor Office	3,797	353
Second Floor Mezzanine	3,797	353
Total	107,431	9,981

FIRST FLOOR

Indicative office configuration



USABLE PALLET LOCATIONS;
WIDE AISLE: 15,651 PALLETS
NARROW AISLE: 19,198 PALLETS



50 METRE
SECURE YARD



10 DOCK LEVEL LOADING
DOORS & 2 LEVEL ACCESS
LOADING DOORS

MASTERPLAN

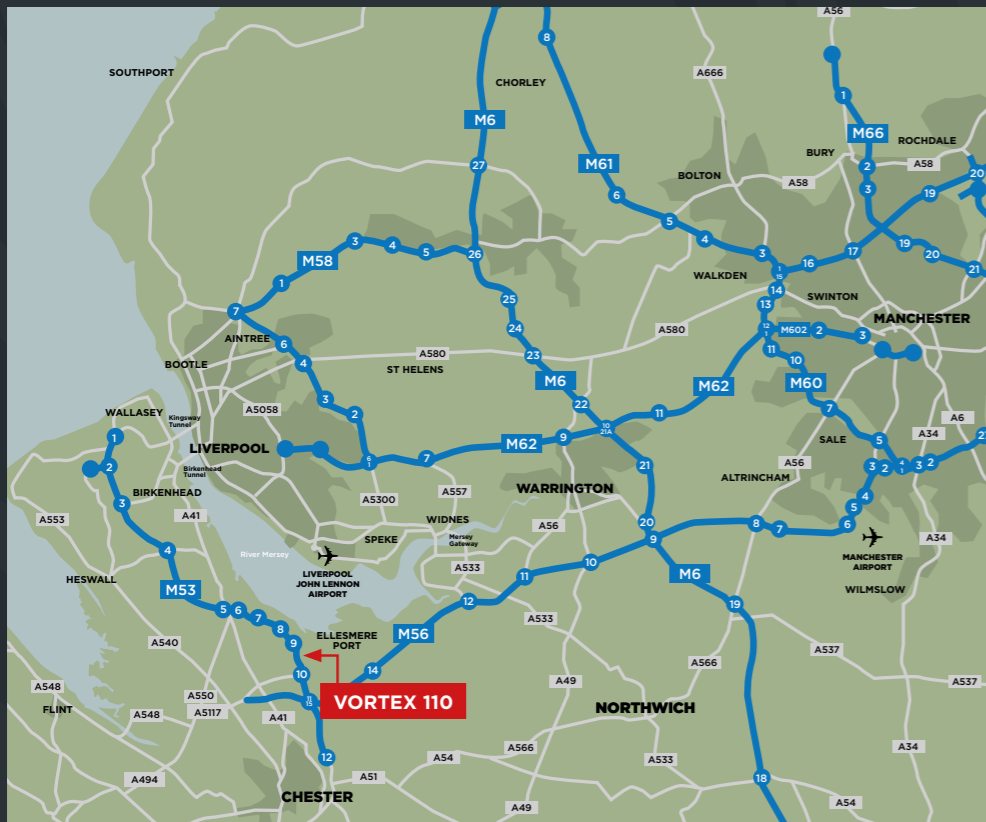






THE DEVELOPMENT IS SITUATED OFF NEWBRIDGE ROAD, ELLESMERE PORT AND BENEFITS FROM QUICK AND EASY ACCESS TO JUNCTIONS 9 AND 10 OF THE M53 WHICH IN TURN GIVES ACCESS TO THE M56 AND THE WIDER NATIONAL MOTORWAY NETWORK.

THE AREA IS AN ESTABLISHED INDUSTRIAL LOCATION WITH A WIDE VARIETY OF MANUFACTURING AND DISTRIBUTION COMPANIES.



ROAD
M53 - J7
Chester City Centre
Liverpool
Manchester
Leeds

1 mile
10 miles
14 miles
38 miles
82 miles



RAIL
Overpool Station
Chester Station

1 mile
8 miles



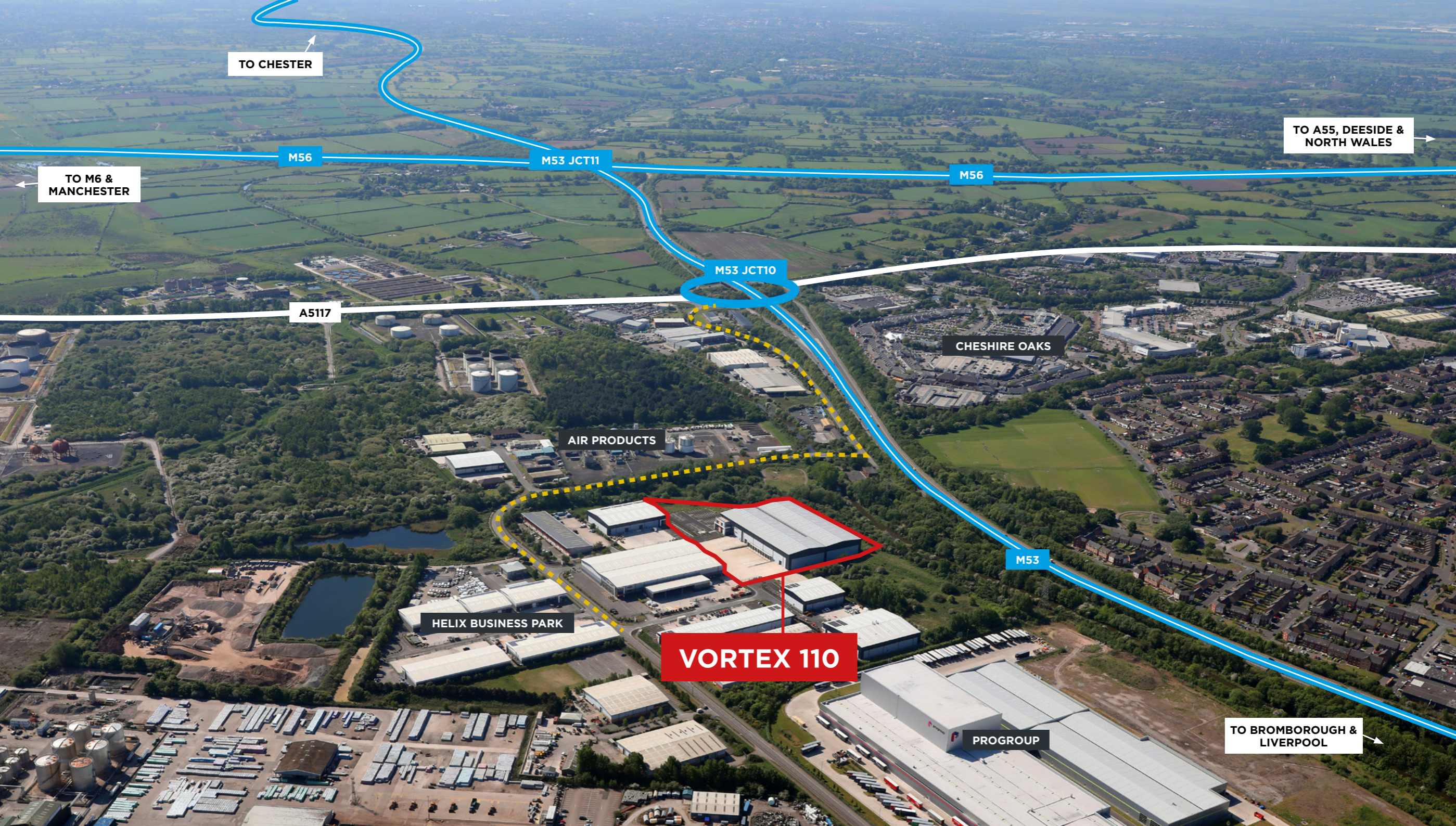
AIR
Liverpool Airport
Manchester Airport
Leeds Bradford Airport
East Midlands Airport

22 miles
30 miles
84 miles
91 miles



PORTS
Port of Liverpool and L2
Hull
Immingham

19 miles
137 miles
138 miles



TO CHESTER

M56

M53 JCT11

M56

TO A55, DEESIDE & NORTH WALES

TO M6 & MANCHESTER

M53 JCT10

A5117

CHESHIRE OAKS

AIR PRODUCTS

M53

HELIX BUSINESS PARK

VORTEX 10

PROGROUP

TO BROMBOROUGH & LIVERPOOL

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

TERMS

For Sale freehold, POA. Alternatively To Let on a new FRI lease on terms to be agreed.

FREEPORT STATUS

Vortex is located within the Liverpool City Region freeport zone. Prospective tenants of the Vortex development will have the ability to apply for customs status which provides customs benefits including import duty and VAT suspension.

Further information is available [here](#).

FURTHER INFORMATION

For further information please contact the joint letting agents:

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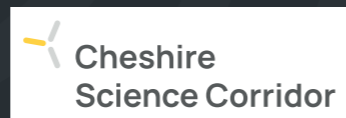
07738 735632
jon@b8re.com

AML

The manufacturing / warehouse units are available by way of new leases direct from the landlord. In Accordance with Anti Money Laundering Regulations the tenant will be required to satisfy the relevant checks prior to exchange of contracts.



Asset Manager
Tom Creer
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Misrepresentation Act 1967, Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2025. RB&Co 0161 833 0555. www.richardbarber.co.uk

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EUROPEAN UNION
European Regional Development Fund

