



Portside Industrial Estate, Merseyton Road, Ellesmere Port, CH65 3DZ

A modern industrial estate comprising 6 industrial units, located 200 yards from Junction 8 of the M53 motorway.

Tenure	To Let
Available Size	3,000 sq ft / 278.71 sq m
Rent	£1,750 per month
Service Charge	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- > Gated Site
- > 6.5 Metres Eaves Height
- > Car Parking
- > 200 Yards From M53
- > Roller shutter and pedestrian access
- > WC facilities

Description

The development comprises roughly 24,000 sqft of industrial/warehouse accommodation sub-divided into six units in two terraces. The modern steel portal frame units are located in a gated site secured by a perimeter fence. The units all have a full height roller shutter loading door and an eaves height of 6.5 metres. Each unit benefits from insulated profile metal cladding to elevations and roof incorporating translucent panels and most have integral offices. The estate benefits from a large amount of external space and external compounds/ storage areas are also available.

Location

Mersey Court is situated adjacent to Ellesmere Port docks on Portside Industrial Estate

The estate is accessed off Merseyton Road, which is ¼ mile from Junction 8 of the M53 motorway, which in turn links with the M56 and M6 motorway network.

Chester is situated around 10 miles to the south east with Liverpool approximately 12 miles to the north.

Accommodation

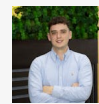
Name	Size	Rent	Service charge
Unit - 1	3,000 sq ft	£1,750 /month	£325 /month

VAT

All prices are exclusive of but may be liable to VAT at the prevailing rate.



Viewing & Further Information



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