

20 & 20A Accord Place, Telford Road, Ellesmere Port,  
CH65 5EU

**B8**  
01925 320 520  
[www.b8re.com](http://www.b8re.com)

**FOR SALE/MAY  
LET**

**6,158 sq ft (572.13 sqm) available**



**INDUSTRIAL / WAREHOUSING UNIT WITH SECURE YARD**

## LOCATION

The property is located on the Thornton Road Industrial Estate, located approximately 1.5 miles from Junction 9 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.



## 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 W/C accommodations – DDA Compliant.

Internally the warehouse has been fitted out with office on the ground floor, with windows contained within the side elevations.

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	312.13	3,360
FIRST FLOOR	260	2,800
<b>TOTAL</b>	<b>572.13</b>	<b>6,158</b>



## PRICE

Available upon request

## TENURE

Available on a freehold or a leasehold basis.

## 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.

## ESTATE CHARGE

Available on request.

## CONTACT

For further information please contact:-

Thomas Marriot  
[Thomas@b8re.com](mailto:Thomas@b8re.com)  
Tel: 01925 320 520

Robbie Clarke  
[robbie.clarke@bacommercial.com](mailto:robbie.clarke@bacommercial.com)  
Tel: 07741 320910



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