

PRELIMINARY DETAILS



TO LET / FOR SALE

Northside 45, Junction 8, M53, Ellesmere Port, CH66 1LU

New build industrial/distribution unit
45,355 sq ft (4,213.62 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The proposed scheme comprises a high quality detached warehouse/distribution unit with ancillary offices. The unit will be of steel portal frame construction on a self contained secure site.

- 9m to underside of haunch
- 2 storey integral offices
- 3 dock loading doors
- 1 level access door
- Secure site
- Up to 48 car parking spaces
- BREEAM very good
- 150KVA 3 phase power

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Gross Internal Area of:

	GIA sqm	GIA sqft
Warehouse	3,793.4	40,832
Ground Floor Office/Amenity	219.63	2,364
First Floor Office	200.59	2,159
Total	4,213.62	45,355

Tenure/Terms

The property is available long leasehold/leasehold on terms to be agreed.

Rent/Price

Rent - £8.50 per sq ft

Price - £150 per sq ft

Rent Deposit

A rent deposit may be requested dependent on credit checks.





Business Rates

Business rates upon application.

Energy Performance Certificate

The property is undergoing an EPC check.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

Code for Leasing 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.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser / tenant.



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progroup

STELLANTIS

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SCANIA

BARGAIN
MAX

M53

NORTH RD

PHASE 1 - Northside 52
safestore

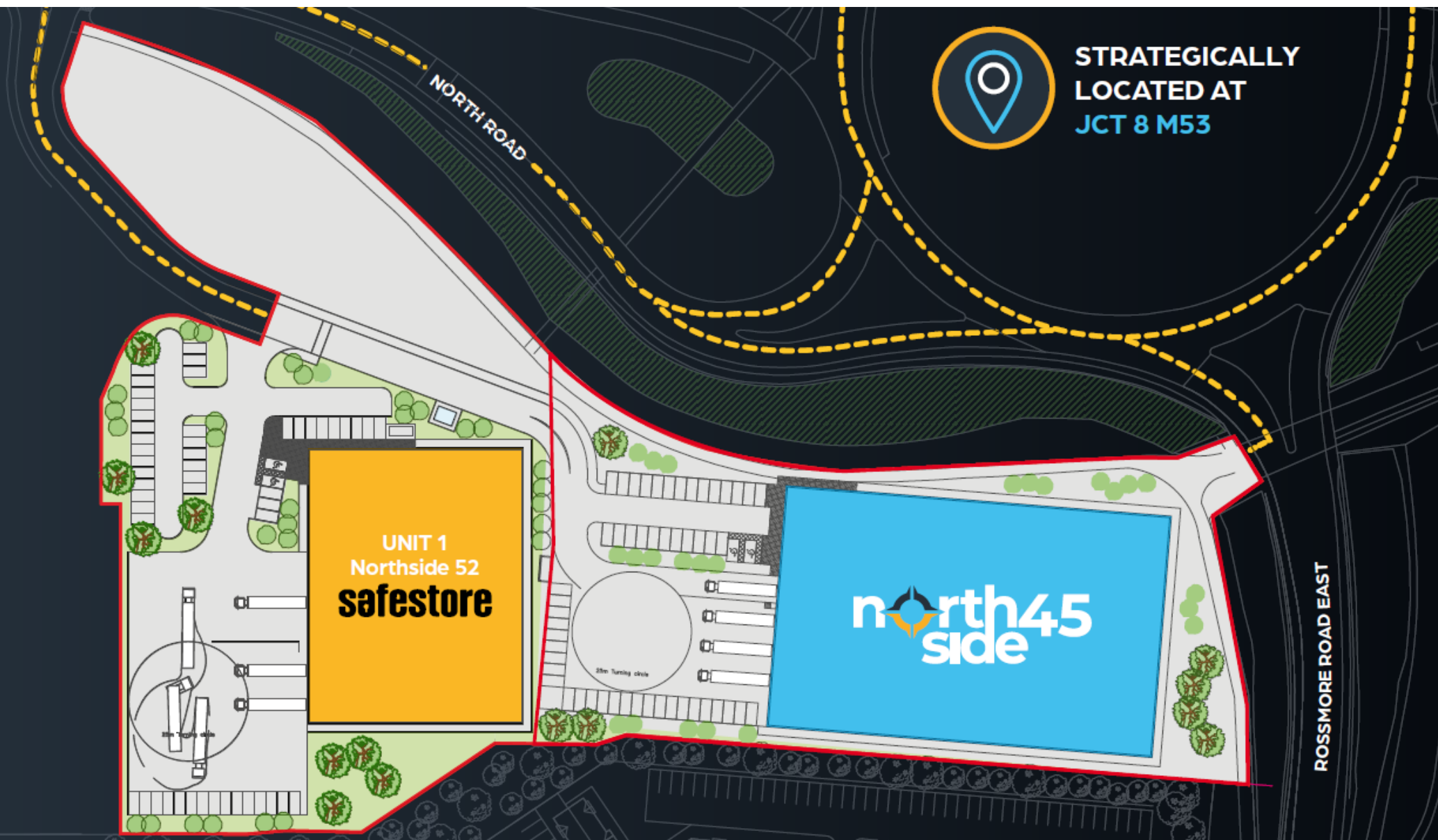
J8

north
side 45

ROSSMORE RD EAST

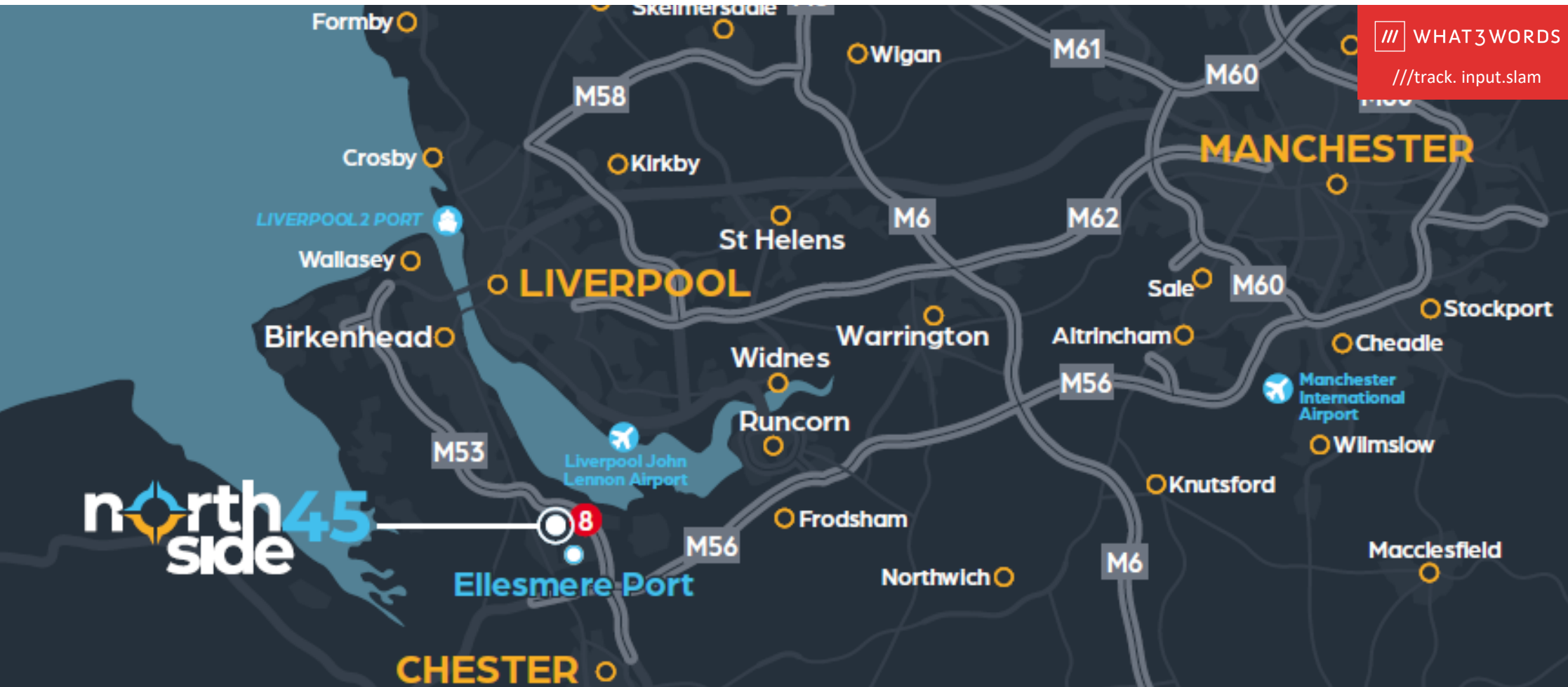


**STRATEGICALLY
LOCATED AT
JCT 8 M53**



Location

Northside 45 is located at Junction 8 of the M53, providing direct access to Ellesmere Port and the surrounding areas. The M53 can be directly accessed from the M56 providing access to the regional motorway network. Major operators within the locality include Vauxhall Motors, Nynas, DHL, Scania, SPL International, Essar and Pro-group. Following the M53 north east are large commercial centres including Bromborough, Port Sunlight and Birkenhead. Northside 45 is located 1.6 km (1 mile) north of Ellesmere Port Town Centre, 1.4 km (0.87 miles) north west of Ellesmere Port Train Station, and 1.2 km (0.75 miles) from Overpool Train Station. Chester Town Centre is located less than 10.5 km (6.5 miles) to the south.



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DATE PREPARED: August 2025



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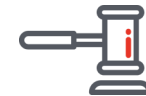
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Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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