

**20 &
20A**

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

B8
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www.b8re.com

FOR SALE / MAY LET

RECENTLY REFURBISHED



INDUSTRIAL / WAREHOUSING UNIT WITH SECURE YARD 4,528 SQ FT (420.75 sq m)

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.

Cheshire oaks, a well-established Retail Outlet Park is only 1.5 miles away. 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.

DESCRIPTION

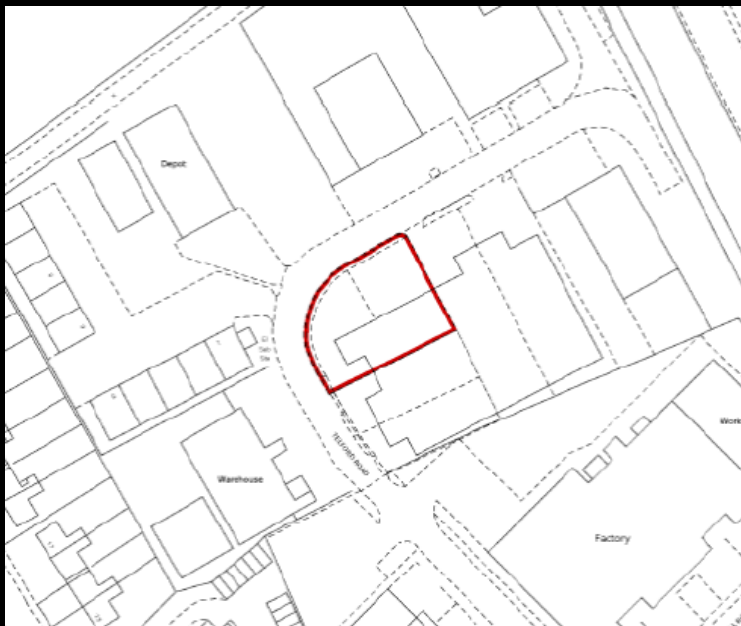
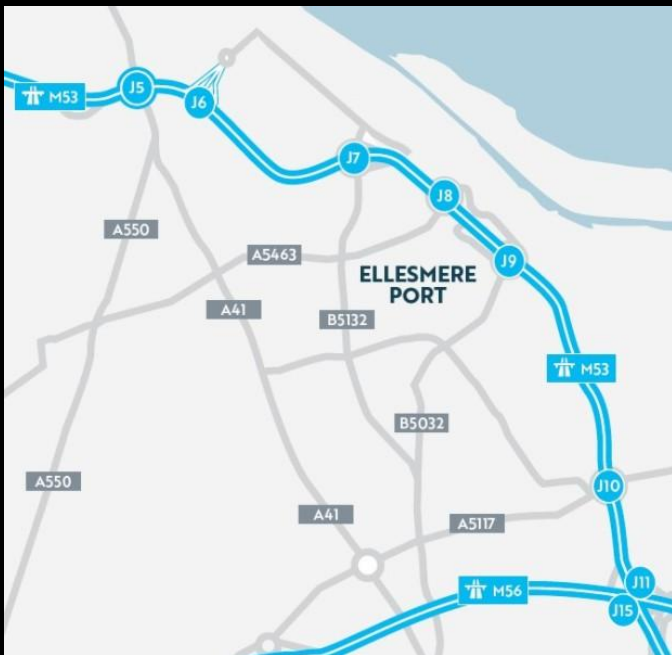
The property comprises an end terrace, purpose built industrial building constructed of steel portal frame, and clad with part brick work elevations, and plastic-coated insulated cladding panels beneath a pitched roof incorporating approximately 10 % light panels.

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

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

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





TENURE

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

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.

LEGAL COSTS

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

EPC

An energy performance certificate will be available on request.

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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PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.