



VORTEX110

NEWBRIDGE ROAD, ELLESMERE PORT CH65 4DR

TO LET

NEW DISTRIBUTION/ INDUSTRIAL UNIT

**UNDER CONSTRUCTION
AVAILABLE Q1 2024**

107,431 SQ FT 9,981 SQ M



CROFT BUSINESS PARK

LIVERPOOL CITY CENTRE

RIVER MERSEY

STELLANTIS

ELLESMERE PORT TOWN CENTRE

M53 JCT9



PROGROUP

HELIX BUSINESS PARK

COLISEUM SHOPPING PARK

M53

AIR PRODUCTS

CHESHIRE OAKS

MENZIES

SAINSBURYS

HUWS GRAY

M53 JCT10

LEXUS

SKODA

TO CHESTER & M56

A5117





- **PRIME NEW BUILD DISTRIBUTION/INDUSTRIAL UNIT EXTENDING TO APPROXIMATELY 107,431 SQ FT AND LOCATED IN AN ESTABLISHED INDUSTRIAL AREA OF ELLESMERE PORT.**
- **THE GRADE A UNIT IS “BEING BUILT SPECULATIVELY” AND CONSTRUCTED TO AN OUTSTANDING SPECIFICATION.**
- **AN EXTENSIVE FIRST FLOOR OFFICE AND WELFARE FIT OUT WITH AN UNDERCROFT TO THE GROUND FLOOR WITH A CONCRETE SLAB MEZZANINE DECK AT SECOND FLOOR SUITABLE FOR FUTURE FIT OUT.**



EPC RATING OF 'A'



STEEL PORTAL FRAME CONSTRUCTION



15 METRES TO UNDERSIDE OF HAUNCH



FLOOR LOADING 50 KN/SQM



10 DOCK LEVEL LOADING DOORS & 2 LEVEL ACCESS LOADING DOORS



50 METRE SECURE YARD



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



140 CAR PARKING SPACES



EV CHARGING POINTS



1.25 MVA POWER SUPPLY



ABILITY TO CONNECT GAS

MASTERPLAN



VORTEX110

[CLICK TO VIEW](#)

[INDICATIVE RACKING LAYOUT](#)

[VIDEO OF VORTEX](#)

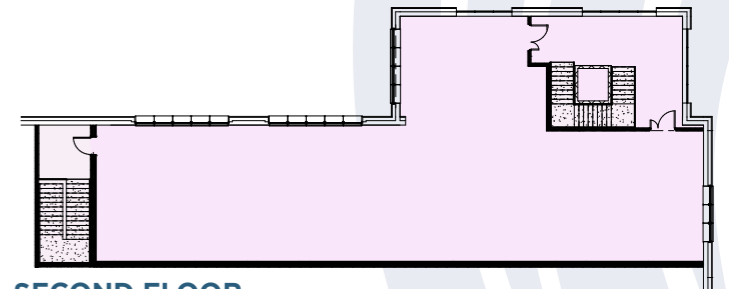


VORTEX110

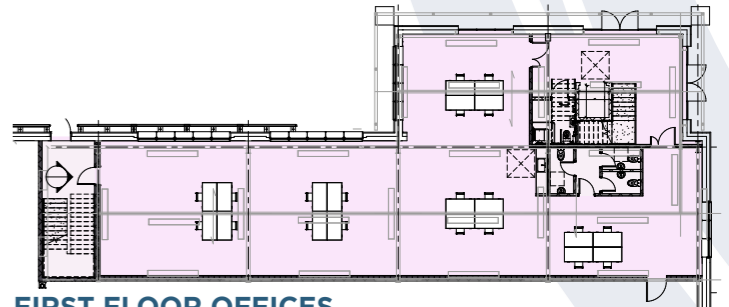
NEWBRIDGE ROAD, ELLESMERE PORT

ACCOMMODATION

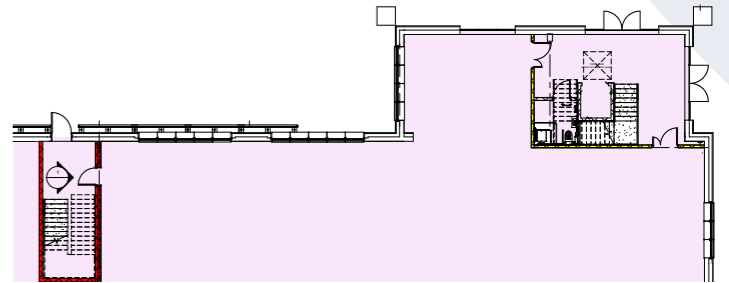
	Sq Ft	Sq M
Warehouse	96,040	8,922
Ground Floor Office	3,797	353
First Floor Office	3,797	353
Second Floor Mezzanine	3,797	353
Total	107,431	9,981



SECOND FLOOR



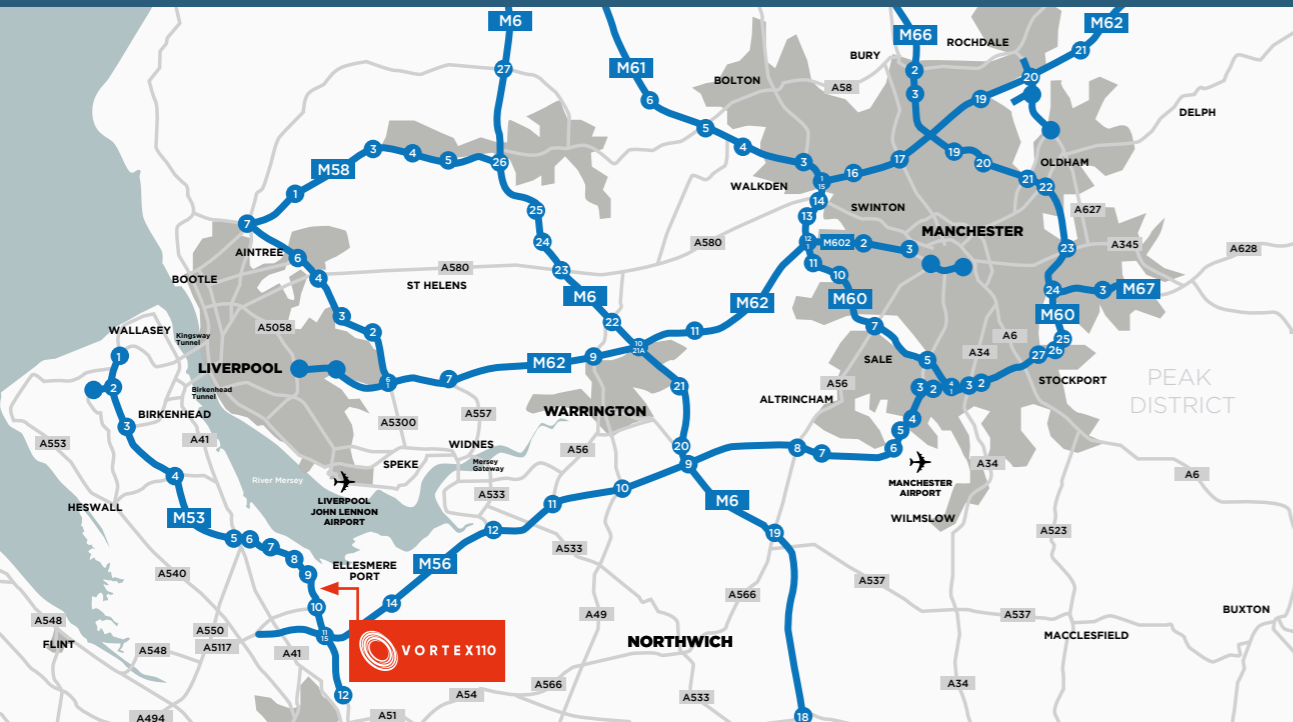
FIRST FLOOR OFFICES



GROUND FLOOR UNDERCROFT

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.



DRIVE TIMES

M53	3 Mins
M56	10 Mins
Liverpool	30 Mins
Manchester	55 Mins
Warrington	35 Mins
Port of Liverpool	40 Mins
Liverpool John Lennon Airport	30 Mins
Manchester International Airport	30 Mins



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

The unit is available by way of a new lease on terms to be agreed.

FURTHER INFORMATION

For further information please contact the joint letting agents:

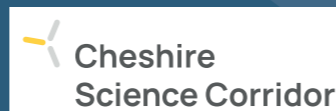
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FREEPORT STATUS

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](#).



Vortex Business Park is part-funded by the European Regional Development Fund 2014-2020 Programme



EUROPEAN UNION

European Regional Development Fund

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