



UNIT 1  
NORTH  
ROAD

# FOR SALE

**SELF CONTAINED INDUSTRIAL/MANUFACTURING/DISTRIBUTION FACILITY  
138,263 SQ FT (12,845 SQ M) ON A SITE OF 8.36 ACRES**

Unit 1 North Road is located from Junction 7 of the M53, providing direct access to Ellesmere Port and the surrounding areas.

**UNIT 1, NORTH ROAD, VAUXHALL  
SUPPLY PARK, CHESHIRE, CH65 1BL**

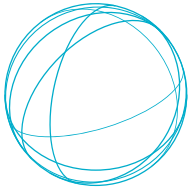
- > Large yard area
- > Major operators within the local area

**B8**  
0151 675 5000  
[www.b8re.com](http://www.b8re.com)

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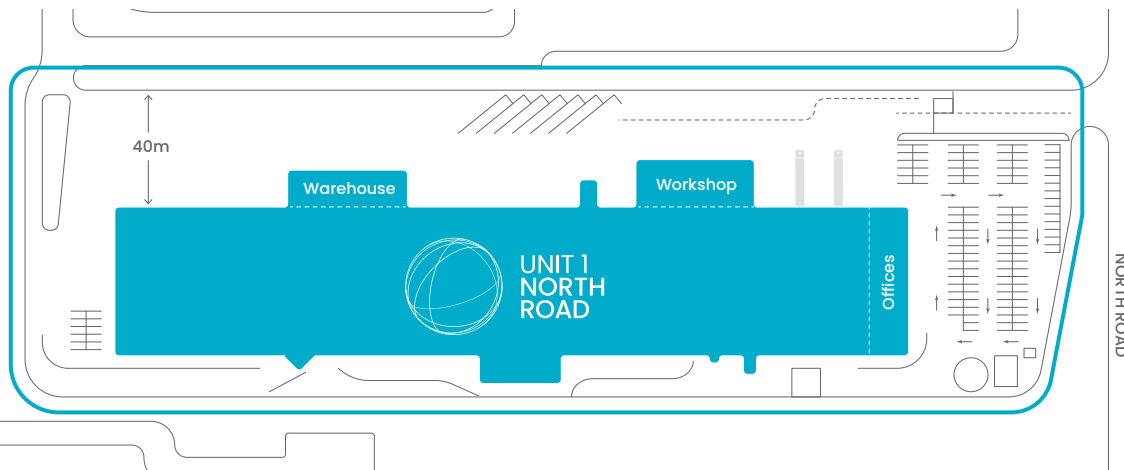
## UNIT 1 NORTH ROAD

Unit 1 North Road is located from Junction 7 of the M53, providing direct access to Ellesmere Port and the surrounding areas. A 138,263 sq ft self-contained industrial/manufacturing/distribution facility with offices, ground floor canteen, secure car park/yard areas within the wider Vauxhall Supplier Park in Ellesmere Port, Cheshire.

### THE DETAILS

The property comprises a self-contained industrial/manufacturing/distribution facility with the following specification:

- | Modern steel portal frame construction
- | Insulated cladding to roof and elevations
- | 2 storey office/amenity block to the front gable end - 8.3% office content
- | Site area of 8.36 acres (40% site coverage)
- | A mix of dock and level access loading doors with drive through covered loading area
- | 40m yard depth
- | Dedicated front car park
- | Sprinkler system including sprinkler tank and sprinkler pipework/heads in warehouse
- | 8 m to USH and 9 m to eaves
- | Dedicated access direct into adjacent Vauxhall Motors manufacturing plant
- | Security hut/access barriers
- | Secure enclosed site



### THE LOCATION

The unit is located adjacent to the manufacturing facility and has direct access to junction 7 of the M53 via North Road and additionally via West Road to Junction 6. Both junctions are within approximately 2 miles and in turn lead to the M56/M6 and the national motorway network beyond.

Major operators within the locality include Stellantis, Nynas, DHL, Scania, SPL International, Essar and Honeywell.

SAT NAV

CH65 1BL

### SCHEDULE OF ACCOMMODATION

A total of 138,263 sq ft (12,845 sq m) is available across the following split:

Warehouse	126,748 sq ft / 11,775 sq m
Office GF	5,750 sq ft / 534 sq m
Office FF	5,765 sq ft / 535 sq m
Total Office*	11,515 sq ft / 1,070 sq m
<b>Total</b>	<b>138,263 sq ft / 12,845 sq m</b>

Floor areas are measured on a Gross Internal Basis.  
\*(8.3% office space)





DRIVE TO M53 J7 & J8  
AND 32 MINS TO M6 J20



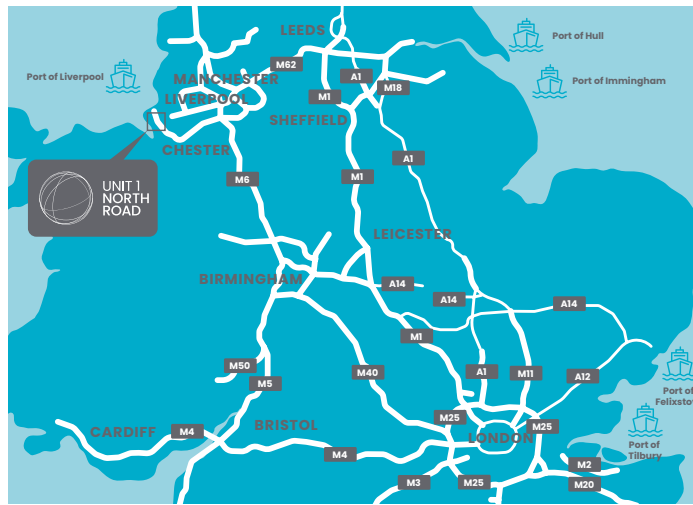
560,000 SKILLED WORKFORCE  
WITHIN A 30 MINUTE DRIVE



10 MILLION CONSUMERS  
ARE WITHIN ONE HOUR  
OF ELLESMERE PORT



1/3 OF BRITISH INDUSTRY  
WITHIN ONE HOUR'S DRIVE



## CONNECTIVITY

From CH 65 IBL Miles

### ROAD

J7 of the M53	1
J14 of the M56	8
J21A of the M56	25

### AIR

Liverpool Airport	25
Manchester Airport	33

### PORTS

Port of Liverpool and L2	17
Hull	137
Immingham	138

### RAIL

Liverpool Station	1
Chester Station	8



# THE SITE



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## OCCUPATIONAL MARKET

The industrial and logistics sector has witnessed strong and record demand over recent years. Brexit, the emergence of Covid-19 and the change to on shoring of more products in the UK given worldwide supply chain issues, accelerated demand for Industrial and Logistics accommodation across all size ranges which has been demonstrated by several consecutive years of record take up.

The North West has been well placed to benefit from this growth, as it is seen as one of the most successful and dynamic regions in the UK with excellent proximity to growing markets, a rising population of over 7 million people, 80% of the UK population within 4-5 hours drive time and for connectivity has more motorway coverage than any other region in the UK.

As demand and take-up of accommodation increased, the availability of space became very limited, resulting in strong rental/capital value growth. As we head into the second half of 2023, the wider economic uncertainty, mainly influenced by the inflationary cost of living crisis and rising interest rates, has resulted in some occupier cautiousness resulting in reduced levels of demand. Notwithstanding this, the lack of quality space and new developments, has meant that both rental and capital values have remained strong on deals that are still being done in the market.

Ellesmere Port is already seen as an established industrial area in the North West region with significant occupiers and industry such as Essar (1,000 acres plus oil refinery), Stellantis (1M sq ft sq ft car manufacturing plant), Pro Group (6500,000 sq ft state of the art packaging plant), Regatta (635,000 distribution HQ), JLR/DHL (450,000 sq ft distribution facility), Grief (500,000 sq ft manufacturing plan), Honeywell (210,000 sq ft distribution facility), Innospec (1M sq ft manufacturing plant), Aldi (600,000 sq ft distribution hub) and Unilever (1M sq ft manufacturing plant).

Recent new deals have included toy retailer Bargain Max moving their UK distribution operations from Manchester to a new 90,000 sq ft distribution hub at PLP's new scheme on J8 of the M53, Gwynedd Shipping consolidating into a new 80,000 sq ft HQ building at Aviator Park off J6 M53 and most significantly Stellantis starting construction on a new 650,000 sq ft parts distribution warehouse on surplus land they own next to their main car plant which will complete later this year.

All of the above comes on the back of the positive news of Stellantis committing to continue manufacturing at their Ellesmere Port site with the plant currently coming to the end of a re-fit to commence large scale production of electric vans on site.

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## INVESTMENT MARKET

The North West industrial investment market performed strongly in H1, with approximately £979m of North West industrial investments transacted, up from £505m transacted in H1 2022, albeit with fewer transactions. Whilst the number of transactions in Q3 2023 are lower, this is mainly due to a lack of supply with only a limited number of opportunities being brought to the market.

Despite recent interest rate increases, the industrial investment sector remains the most sought after of the traditional property

assets, buoyed by continued rental growth, a manageable supply pipeline and structural changes positive shaping the market.

Demand has been particularly strong from investors where there are immediate asset management opportunities, particularly those where there is the ability to take advantage of the strong industrial occupational market and set new open market headline rental levels.

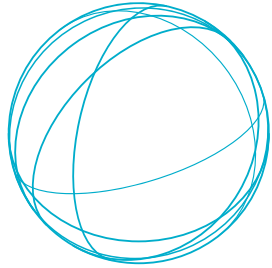
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**We are instructed to seek offers of  
£12,500,000**

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## FREEHOLD AND LEASEHOLD COMPARABLES

TOWN	ADDRESS	CATEGORY	DATE	DESCRIPTION	SIZE (SQ FT)	TENANCY DETAILS	RENT/PRICE (PER SQ FT)	VENDOR/LANDLORD	TENANT/PURCHASER	TENURE	COMMENTS
St Helens	Lockside 200	B-	Sep-21	Secondhand Un-Refurbished	205,618	N/A	£12.5m (£60.79)	Invest Corp	Bond International	FH	Purchased by Owner Occupier Asbestos Clad, single skin
Runcorn	The Cube Whitehouse Industrial Estate	B	Q1 2022	Secondhand Refurbished	151,769	10 years	£6.50	Columbia Threadneedle	Kammac	LH	High Bay Distribution Warehouse 9-25m eaves
Wrexham	Spectrum 114	B+	May-23	Secondhand Refurbished	151,000	10	£6.50	CTi	Dearboy Petcare	LH	Pre agreed deal on basis of comprehensive refurbishment 1 mva power capacity
Deeside	Excel 95	B	May-23	Secondhand Refurbished	96,600	N/A	£49.00	AEW	Dor Suite	FH	Purchased by Owner Occupier
Ellesmere Port	Unit 1 PLP	A	Q2 2022	New Build Spec Development	90,548	12	£6.50	PLP	BargainMax	LH	New Distribution Unit 12.5m eaves
Wrexham	Wire 81	B+	Dec-21	Secondhand Refurbished	81,850	N/A	£7.2m (£88.00)	Prime Property	DHollandia	FH	Purchased by Owner Occupier 3mva power Comprehensively refurbished to include new roof
Ellesmere Port	Aviator 80	A	Dec 2022	New Build Spec Development	81,076	10	£7.50	Arrow	Gwynedd Shipping	LH	Pre-let deal with tenant taking occupation on PC of construction 12.5m eaves, 1 mva power capacity



# UNIT 1 NORTH ROAD



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## TENURE

Title Number: CH512177

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## VAT

The property will be elected for VAT and it is proposed that the sale will be treated as a Transfer of a Going Concern (TGOOC).

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## ANTI MONEY LAUNDERING

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.

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## ENERGY PERFORMANCE CERTIFICATE

**D100**

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## DATA ROOM

Data room access is available on request.

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## VIEWINGS

Strictly via appointment with B8 Real Estate.

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[www.langtreepp.co.uk/properties/unit-1-north-road/](http://www.langtreepp.co.uk/properties/unit-1-north-road/)

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Designed by Future 01925 638 581 [www.designbyfuture.co.uk](http://www.designbyfuture.co.uk)