



UNIT 1b, Cloister Way, Off Bridges Road, Ellesmere Port, CH65 4EL

31,349 sq ft / 2,912 m²

- Secure self-contained site extending to 2.5 acres providing a low site density of 29%
- Highly specified industrial warehouse
- Steel portal frame construction
- To be fully refurbished

LOCATION

Ellesmere Port is recognised as an established commercial location in the North West and situated approximately 13 miles south of Liverpool, 7 miles north of Chester and 39 miles south west of Manchester.

The area benefits from excellent road communications, situated adjacent to the M53 providing access to Birkenhead and Liverpool via the Mersey Tunnel to the North and the M56 to the south.

The M56 in turn links to the M6, approximately 20 miles to the east. Furthermore, the A55 provides quick and easy access to North Wales, Anglesey and the Port of Holyhead.

Following the M53 north east are large commercial centres including Bromborough, Port Sunlight and Birkenhead.



DESCRIPTION

The property comprises

- Profile metal clad elevations
- Steel Portal frame construction
- 6.15 metre eaves with a high bay section of 10m
- 2no. Level access loading doors
- 2 storey office
- Secure fenced and gated yard
- 61 car parking spaces

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQM)
WAREHOUSE	25,370	2,357
GROUND FLOOR OFFICE	3,113	289
FIRST FLOOR OFFICE	2,867	266
TOTAL	31,349	2,912



PROPERTY MISEDSCRIPTIONS 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.

CBRE
+44 (0)151 224 7666
www.cbre.co.uk

B8
0151 675 5000
www.b8re.com

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

BUSINESS RATES

Interested parties should make their own enquiries to the local authority.

ENERGY PERFORMANCE CERTIFICATE

Available upon request

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction

VIEWINGS

For further information please contact the sole agent:-

B8 Real Estate

Jon Thorne
jon@b8re.com
07738 735 632

Alex Perratt
alex@b8re.com
07951 277 612

CBRE

Darren Hill
Darren.hill2@cbre.com
07590 485 287

