

# CORONATION POINT

UNITS 1-6, Coronation Rd, Ellesmere Port CH65 9AB

6 NEW BUILD INDUSTRIAL UNITS

1,697 - 2,549 ft<sup>2</sup>

## SPECIFICATION





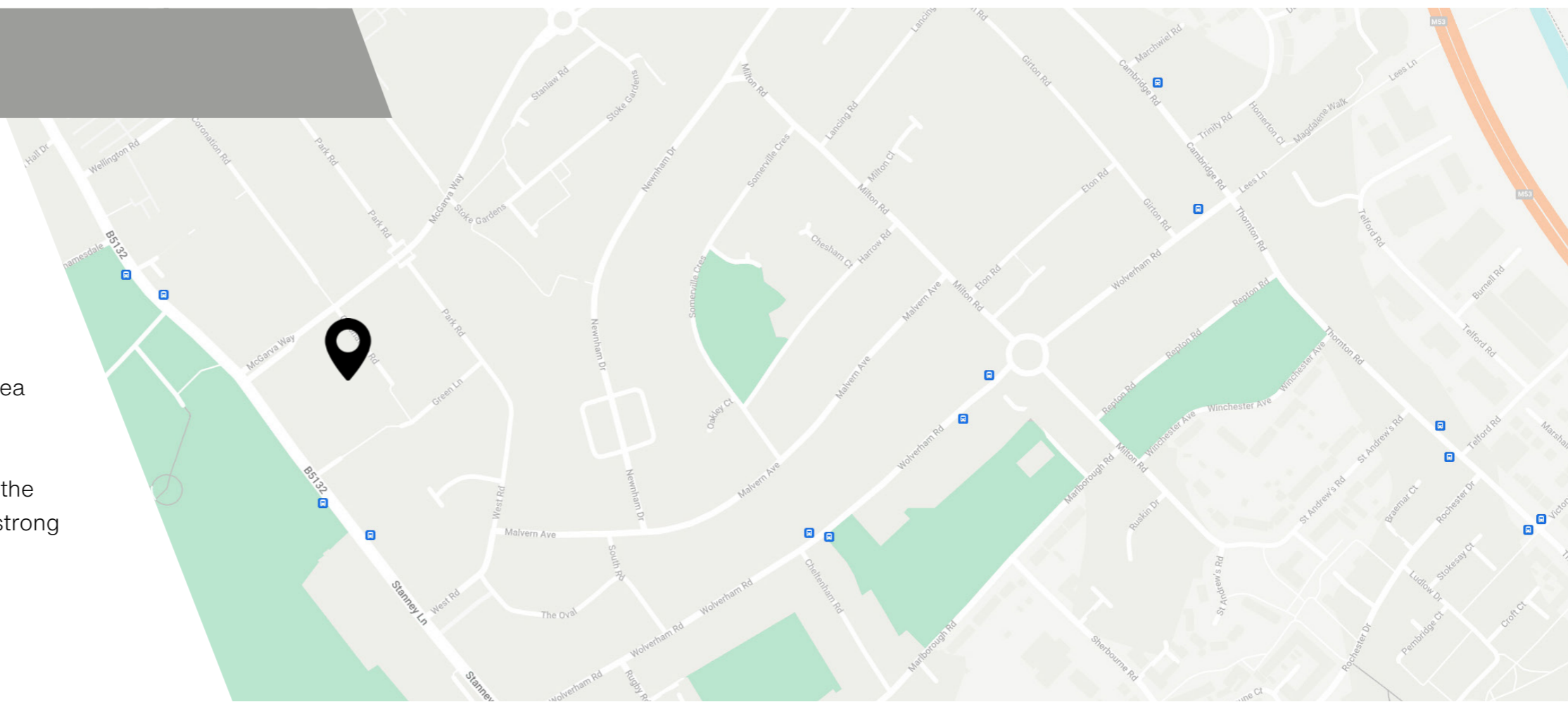
# LOCATION

The site is located on Coronation Road, just 1km away from the M53 and Cheshire Oaks retail park.

The development itself is accessed from Stanney Lane (B5132), opposite Whitby Park and is amongst a well established industrial area in the heart of Ellesmere Port.

Being just south of the likes of Asda, Aldi and the Ellesmere Port Market, Coronation Road has strong delivery links and ease of access.

It is the perfect place to setup your business!





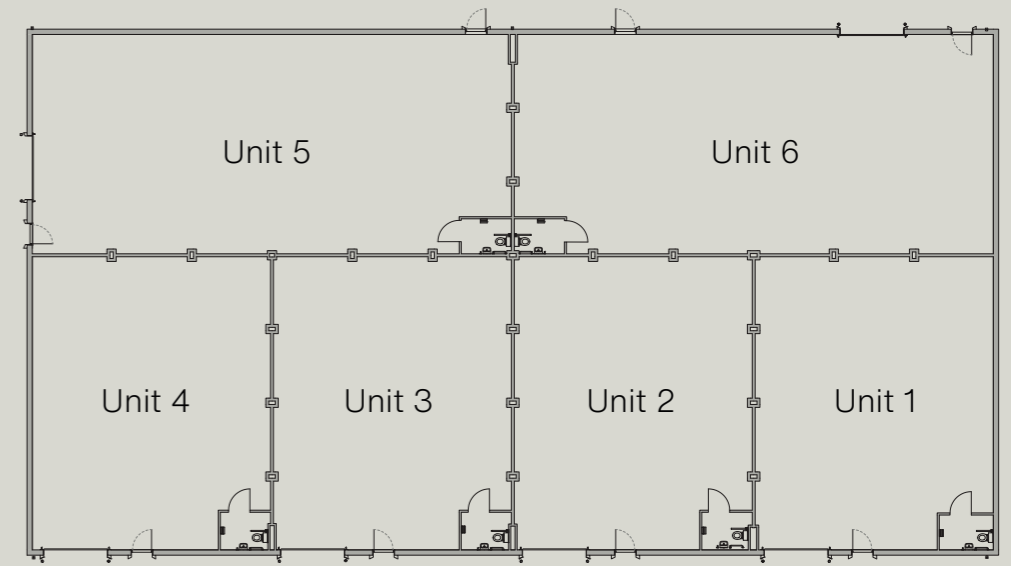
# DESCRIPTION

## DESIGN SPECIFICATION

- Steel portal frame
- Full height loading door
- 4.3m eaves
- Toilet block
- On site parking

The development provides a terrace of 6 new build industrial units. They are offered for sale or lease, due for completion Summer 2022.

Each unit is suitable for commercial, industrial & warehousing purposes. They can be taken individually or as a combination of units.



Unit	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	158m <sup>2</sup>	1697ft <sup>2</sup>
Unit 2	157m <sup>2</sup>	1691ft <sup>2</sup>
Unit 3	157m <sup>2</sup>	1687ft <sup>2</sup>
Unit 4	157m <sup>2</sup>	1691ft <sup>2</sup>
Unit 5	237m <sup>2</sup>	2545ft <sup>2</sup>
Unit 6	237m <sup>2</sup>	2549ft <sup>2</sup>

\*Slight variations in ft2 sizes relate to slight deviations in m2 after one decimal place, not shown in the chart above.



## ON SITE PARKING



The site has two unit types, 4 units at 156sqm and 2 units at 236sqm. It has good security provisions with a full perimeter fence, entrance gates and sensored security lights to the front of each unit.

The access from Coronation Road is large enough for a wide range of vehicles to access each unit.

There are 24 total car parking spaces. Most units have the provision of 4 spaces with two disabled bays included. One unit has 3 spaces and the other 5. Each unit also has a dedicated pedestrian access point for those arriving on foot.

# SITE PLAN



## Key

- Raised Boundary**
- 274s Railway Sleepers Proposed**
- Boundary Fence - (Provision to Construction Ltd)**
- Dropped kerb to Local Authority Standards & Specifications**

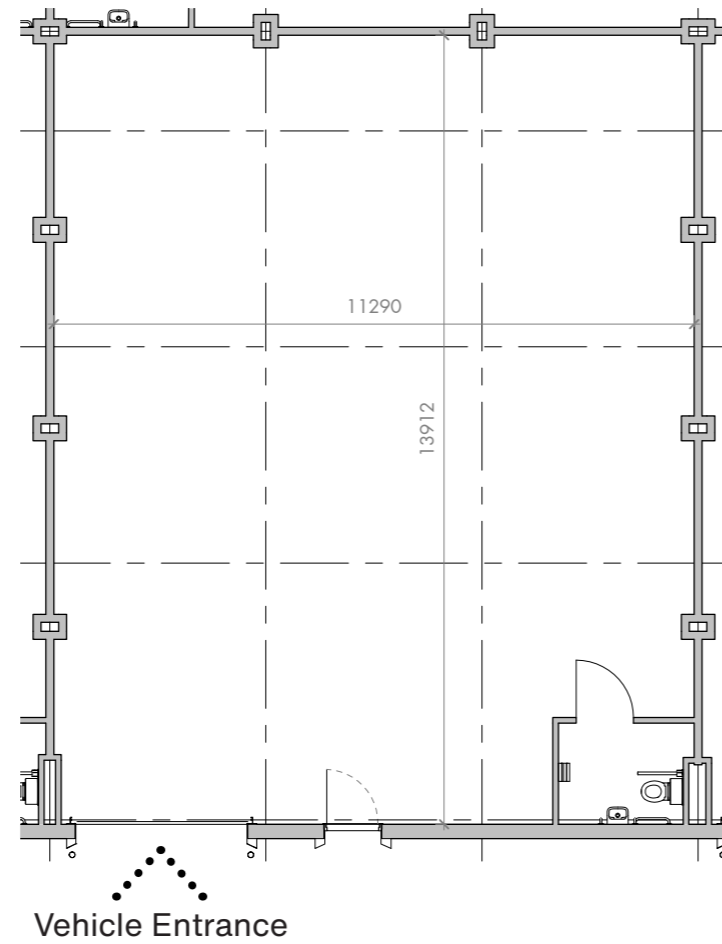
As Shown On Plan As.

1m Marking to extend entry width of dropped kerb to all proposed Vehicle Access \*
- Pedestrian Footpath Zones - (line Marked onto Existing Hardstanding)**
- 5mx2.5m Parking Bays - (line Marked onto Existing Hardstanding)**

12No. Parking Bays
- 6No. Disabled Parking Bays (18No. No Parking Bays in total)**
- 6No. Sheffield Stands for Cycle Parking (12No. Stand to provide two cycle parking Per Unit) (18No. No Parking Bays in total)**
- Denotes Site Boundary**

Site Area Approx: 0.318 Hectares

# UNITS 01-04



Units 01 - 04 are sized as follows;  
13912mm(l) x 11290mm(w) x 7300mm(h)  
(at highest point).

They are constructed of a steel portal frame,  
brick & block cavity at the base of external  
walls and clad at the top half in Kingspan  
composite insulated panels.

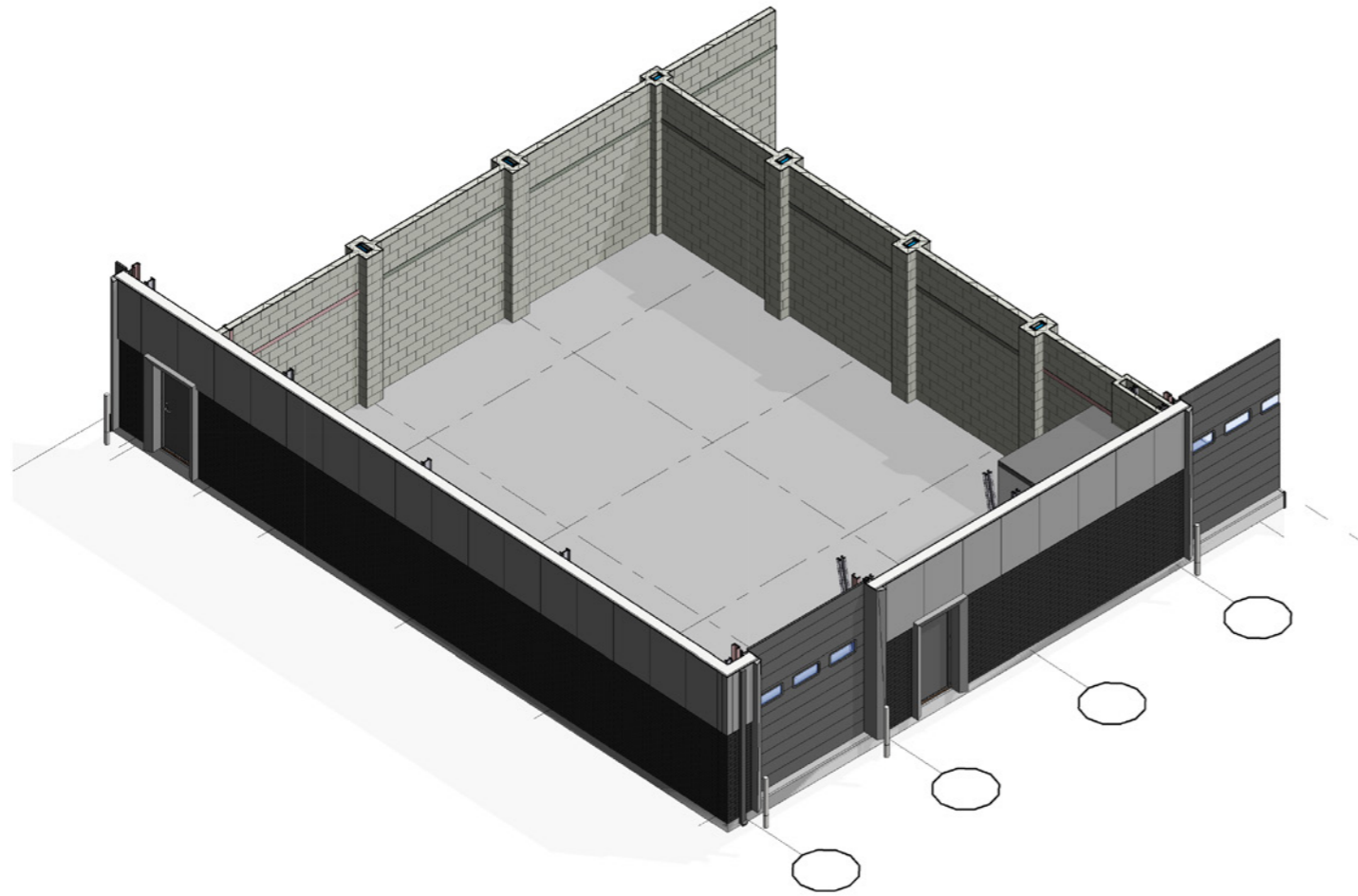
Level access and egress is provided at all  
entrances. Natural light is provided by roof  
lights.

Each unit comes with a toilet block. The  
vehicle door openings are 4255mm(h) x  
3050mm (w) for loading/unloading.

All units are fitted with a PIR security light.

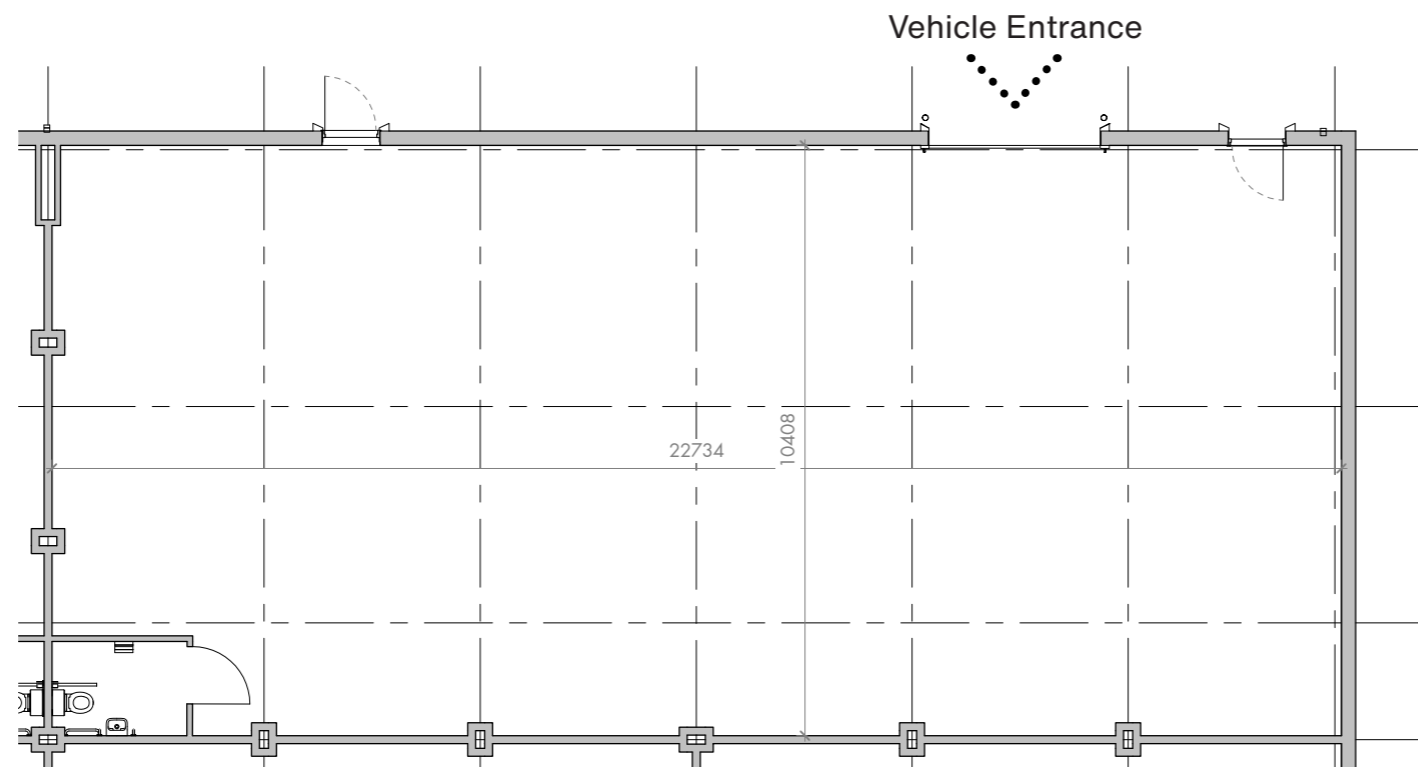


3D





## UNITS 05 & 06



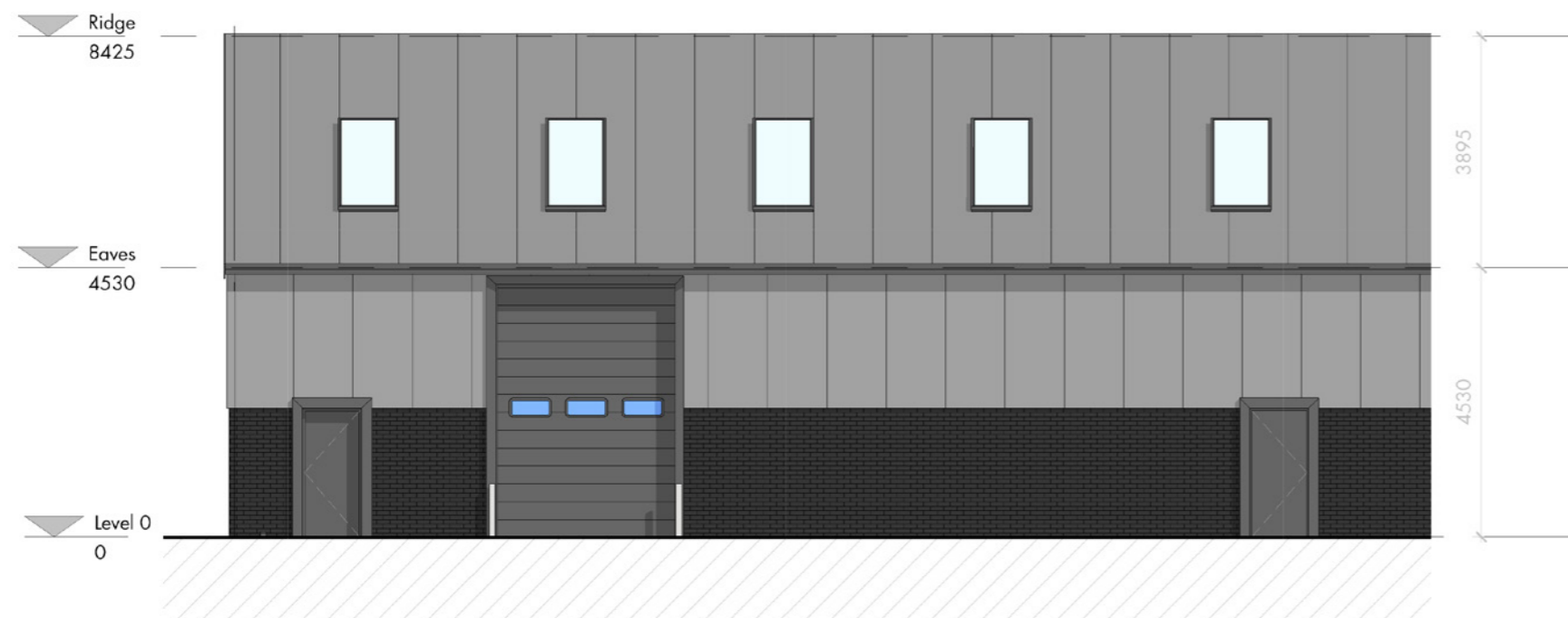
Units 05 & 06 are sized as follows;  
10408mm(l) x 22734mm(w) x 6700mm(h)  
(at highest point).

They are constructed of a steel portal frame,  
brick & block cavity at the base of external  
walls and clad at the top half in Kingspan  
composite insulated panels.

Level access and egress is provided at all  
entrances. Natural light is provided by roof  
lights.

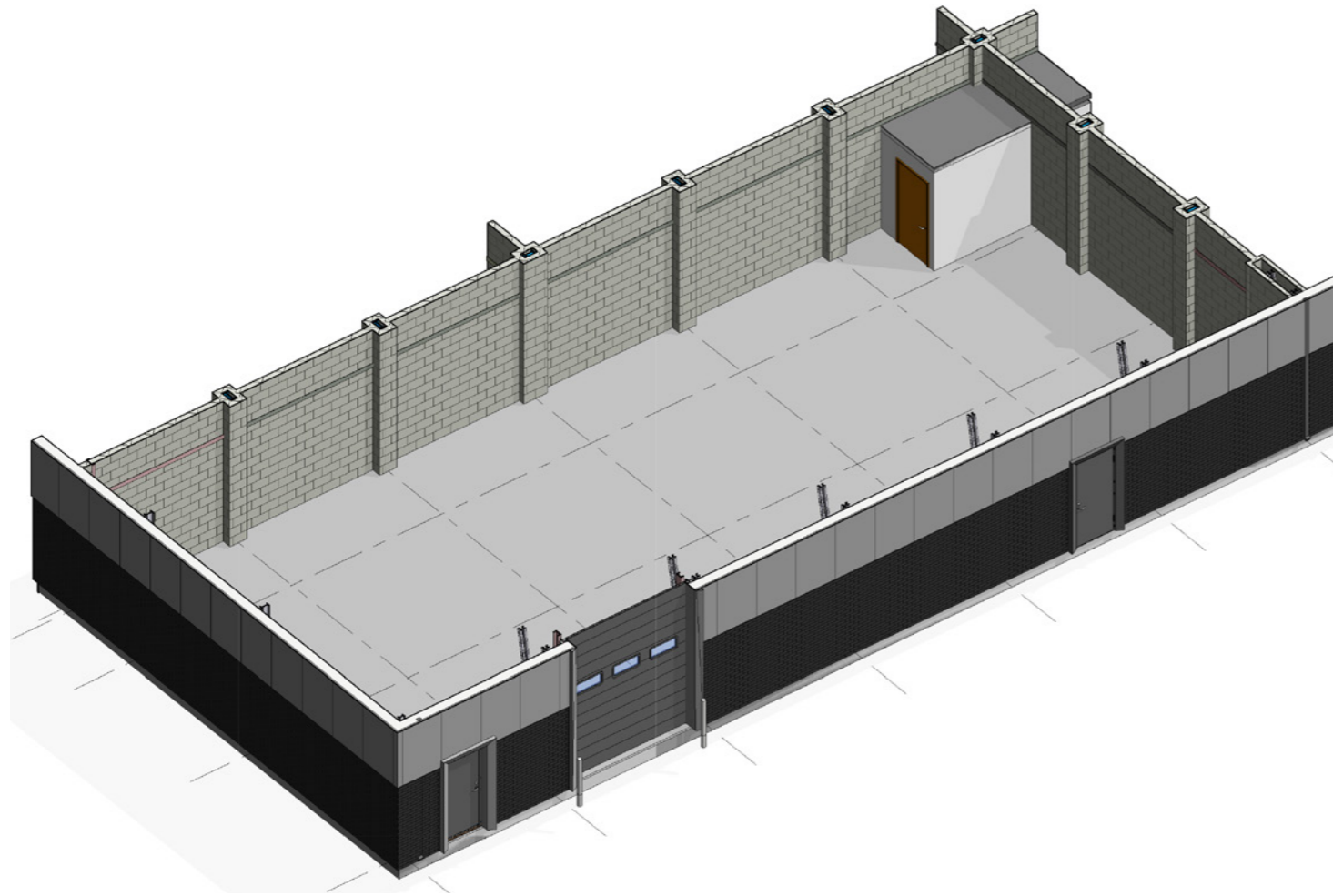
Each unit comes with a toilet block. The  
vehicle door openings are 4255mm(h) x  
3050mm (w) for loading/unloading.

All units are fitted with a PIR security light.





3D





# SPECIFICATION

## **BLOCK to CAVITY WALLS**

Dense solid 100mm, natural.

## **BLOCK to INTERNAL PARTITION WALLS**

Dense solid 140mm, natural.

## **BRICK THROUGHOUT**

Black facing brick.

## **MORTAR to ALL FACE BRICK**

Eco mix, mortar tone eco 96, grey.

## **FIRE COMPARTMENTATION in CAVITY**

Quelfire, 50mm intumescent fire bat, white.

## **FIRE COMPARTMENTATION OF SOFFIT**

12mm Promat Vermiculux - S, to give 60min fire resistance to Existing Steelwork.

## **FIRE SEALANT ABUTMENTS THROUGHOUT**

Quelfire, intumescent, white.

## **CLADDING to ALL ELEVATIONS**

Kingspan, KS 1000MR composite panel 45mm, XL forte finish Pure Grey.

## **ROOF PANELS to ALL ROOF AREAS**

Kingspan KS1000RW composite panel, with 60mm insulation core. 0.5mm XL forte external finish, colour 'goosewing grey' internal finish - 0.4mm white polyester.

## **ROOF LIGHTS**

Kingspan KS1000DLTR Trapezoidal rooflight, core depth 60mm.

## **RAINWATER GOODS to ALL ELEVATIONS**

95mm square rainwater outlet to suit 100mm square rainwater pipe. 1.6mm Galvanised steel finish.

## **ROLLER SHUTTER DOORS**

All secure, 3 phase electric motor insulated galvanised lath, powder coated RAL 7016.

## **FIRE EXIT DOORS**

Doors 4 security, Steel fire exit door, powder coated RAL 7016.

## **PERSONNEL DOORS**

Doors 4 security, heavy duty steel security door – multi-lock, powder coated RAL 7016.

## **INTERNAL DOORS & IRONMONGERY**

Howdens, flush ply, natural. Howdens, round bar lever, satin.

## **INTERNAL DOOR FRAMES**

Howdens, 108MM softwood, natural.

## **INTERNAL ARCHITRAVES**

Howdens, 74MM MDF Burford, white primed.

## **PAN & CISTERN to ALL WC BLOCKS**

Optima, bliss, white.

## **BASIN to ALL WC BLOCKS**

Optima, bliss, white.

## **BASIN MIXER TAP to ALL WC BLOCKS**

Optima, Hampton, chrome.

## **WATER HEATING to ALL WC BLOCKS**

Redring, MS6 under counter water heater 1.5KW, white.

## **ELECTRIC HANDDRYER to ALL WC BLOCKS**

Blowmotion, storm high speed jet, silver.

## **EXTERNAL LIGHTING to FRONT ELEVATIONS**

Rovus, security light, light int photocell 100W, black.

## **EXTERNAL LIGHTING to REAR ELEVATION**

HI-SPEC, round bulkhead light emergency 8W, black/white.

## **INTERNAL LIGHTING to ALL UNITS**

Rovus, hi bay LED 150W, black.

## **WC LIGHTING to ALL WC BLOCKS**

HI-SPEC, LED down lights 5W, white.

## **WC EXTRACTION UNITS to ALL WC BLOCKS**

AIRVENT, 100mm timer, white.

## **ELECTRICAL DISTRIBUTION BOARD**

Crabtree, metal, white.

## **FIRE ALARM PANEL to ALL UNITS**

MAG 4 -, 2 zone – metal, white.

## **INTERNAL FLOOR PAINT to ALL WC BLOCKS**

Leyland, contract floor paint, slate grey.

## **INTERNAL CEILING PAINT to ALL WC BLOCKS**

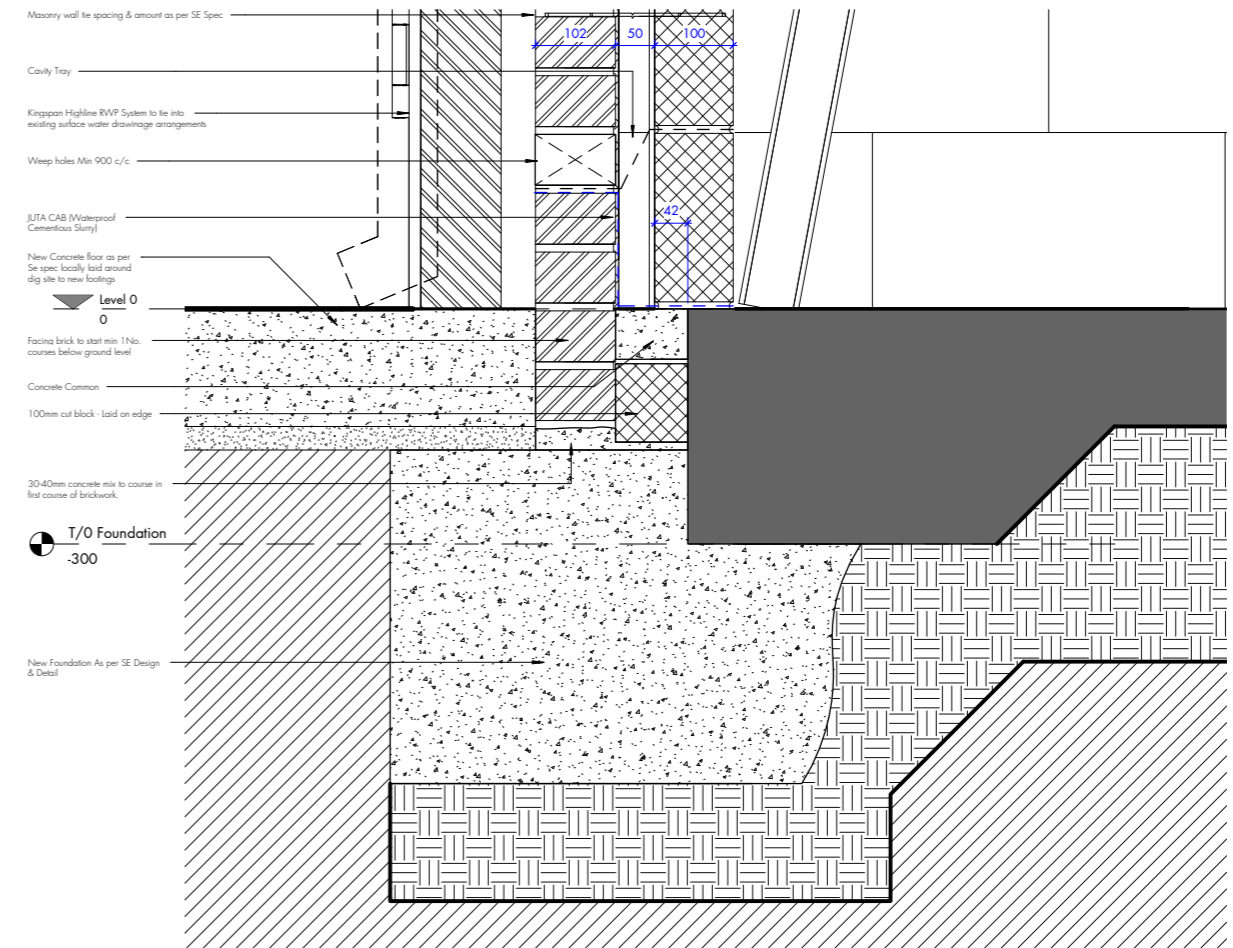
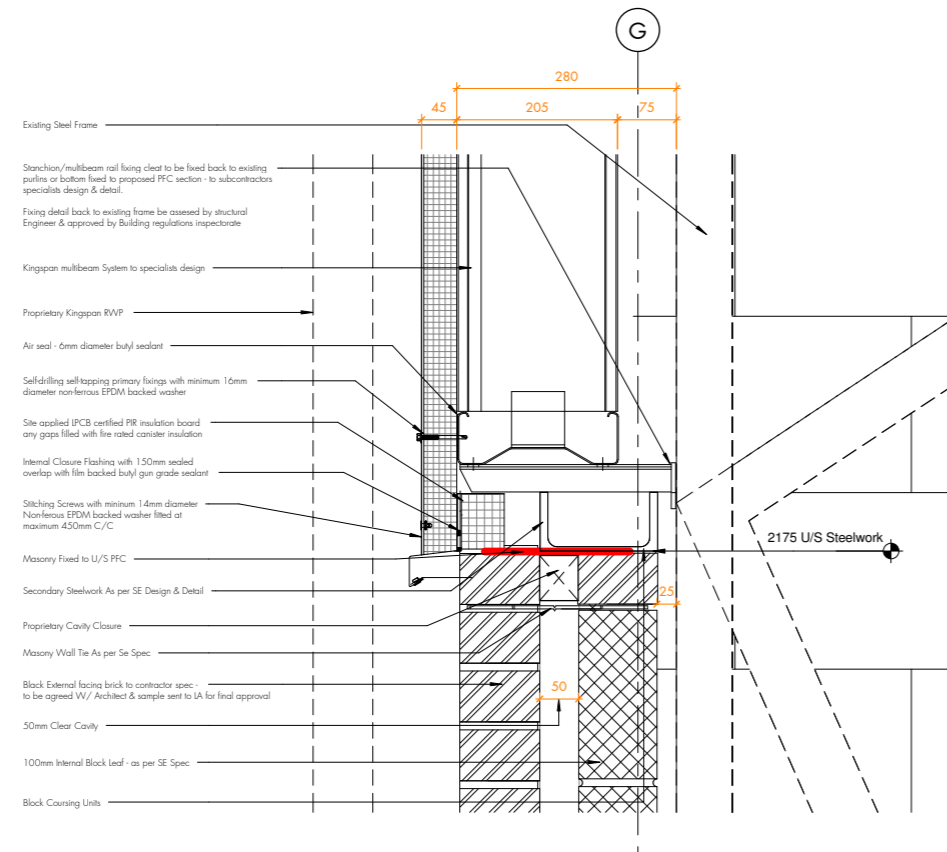
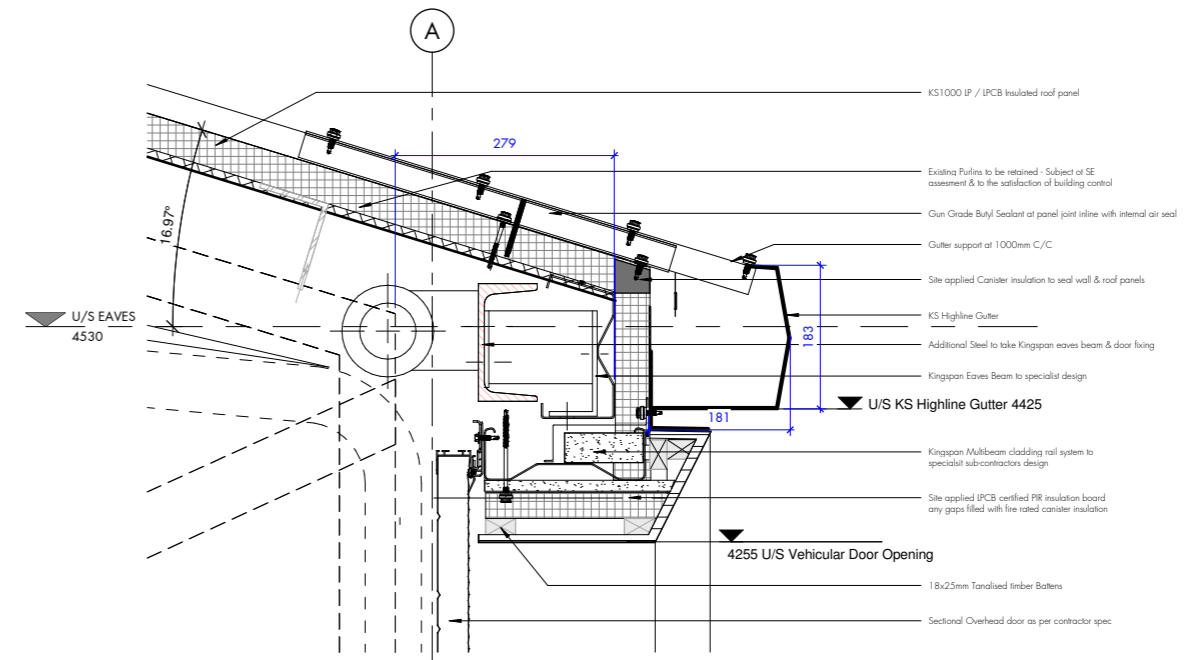
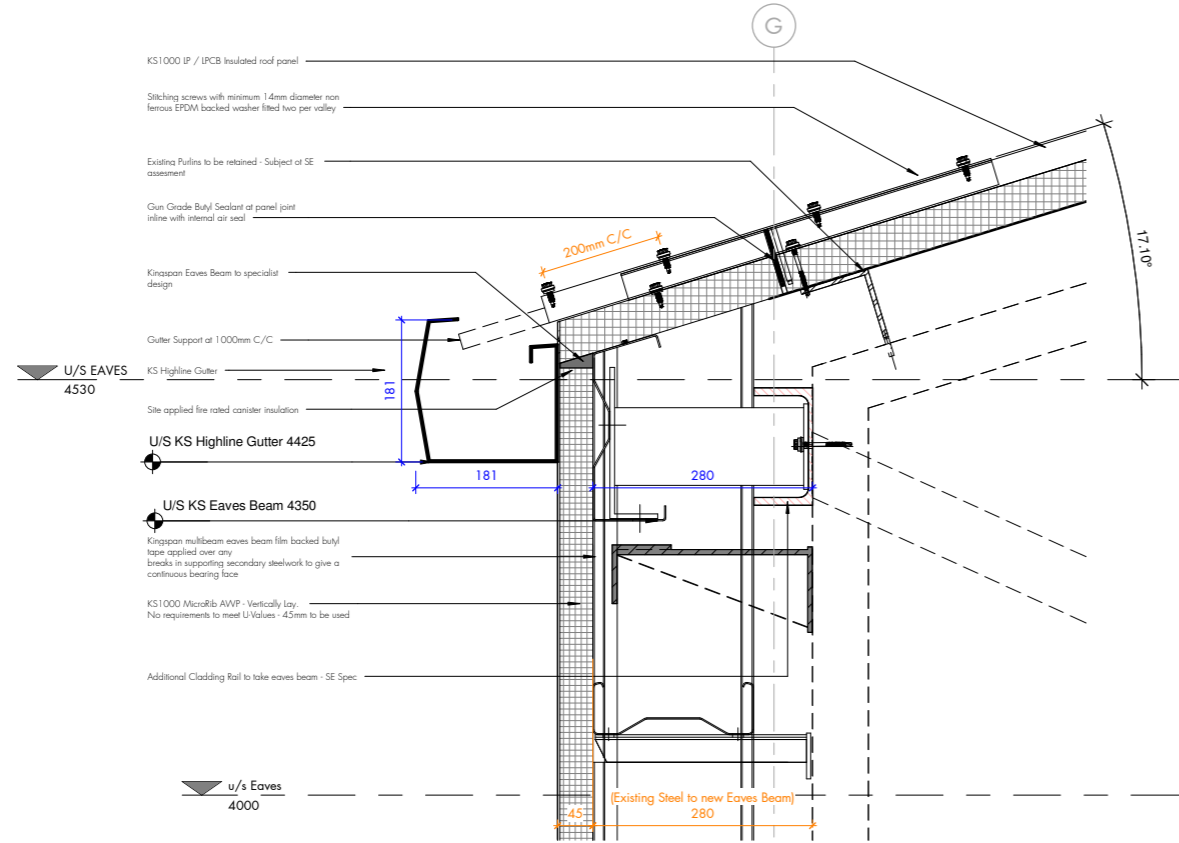
Leyland, contract matt emulsion, white.

## **EXTERNAL PERIMETER FENCING**

Fastline, 2430mm(h) fastmesh 656C complete system clipped, black.



# KEY DETAILS







## Terms

The units are offered for sale or lease on terms to be agreed. They are available individually or can be combined. Prices exclusive of VAT.

## Delivery

Construction is underway and completed units will be available from Summer 2022.

## Legal Costs

All parties to bear their own legal costs.