

FOR SALE

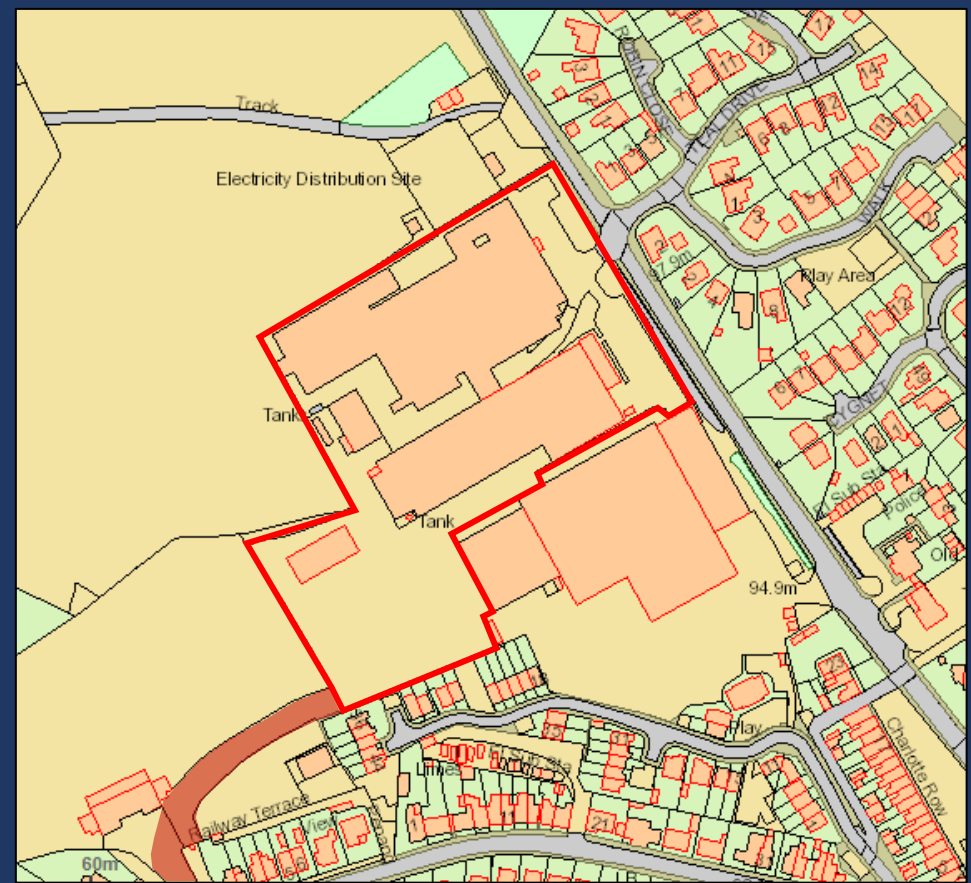


FULLWOOD PACKO SITE | GRANGE ROAD |
ELLESMERE | SHROPSHIRE | SY12 9DF

TSR
TOWLER SHAW ROBERTS

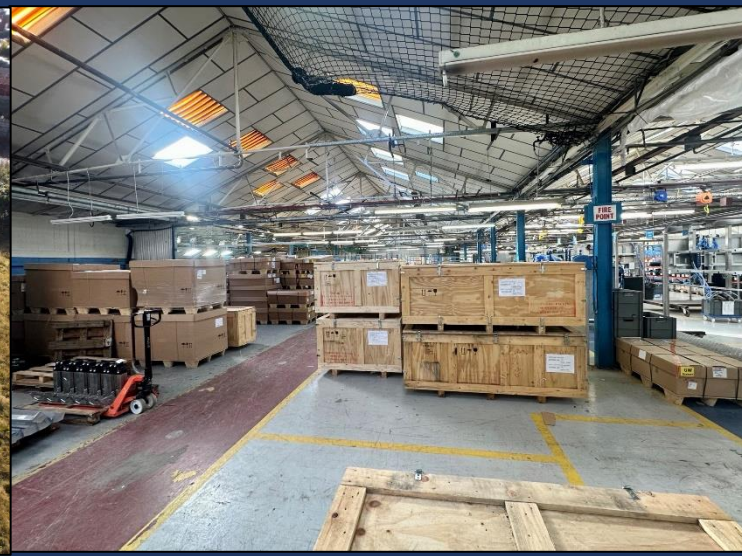
EXECUTIVE SUMMARY

- Substantial factory complex comprising a large manufacturing facility with offices, workshop and storage accommodation extending in total to approx. 99,790 sqft (9,270 sqm).
- Large external yard and circulation areas serving the main buildings.
- Occupying a site area of approximately 5 acres (2.02 hectares) with generous on-site car parking.
- Well located on the fringe of Ellesmere Town Centre approximately 18 miles north of Shrewsbury, 10 miles south of Wrexham and 8 miles north-east of Oswestry with good access to the main road network.
- Offers invited in excess of **£2 million** for the freehold interest reflecting a low capital value of circa. £20.00 per sqft.



For Reference purpose only

Scale: Not to Scale



LOCATION

The property occupies a convenient location on the fringe of Ellesmere Town Centre in an established mixed commercial and residential area with open fields beyond.

Ellesmere is a popular market town and tourist destination within the North Shropshire economy supporting a range of local amenities and serving a wide catchment area.

The town is well connected to the main road network being approximately 18 miles north of Shrewsbury, 10 miles south of Wrexham and 8 miles north east of Oswestry with access via the A495 & A528 trunk roads. The A495 also provides access to Junction 15 of the M6 motorway via the A525 and A53 trunk roads.

DESCRIPTION

The property comprises a large manufacturing facility with offices, workshop and storage accommodation extending in total to approx. 99,790 sqft (9,270 sqm) with extensive on-site car parking and external yard areas.

The main factory premises extends to 88,035 sqft (8,178 sqm) and comprises a range of single-storey interconnecting buildings being of steel frame construction and having an internal eaves height of approximately 4 metres. The buildings provide large open plan production areas with adjoining interconnecting storage and workshop facilities arranged over varying levels having loading access doors leading from the main yard at the rear.

The property is accessed via a gated entranceway off Grange Road and benefits from a large number of visitors and staff car parking spaces. The front elevation comprises an impressive ground floor reception area and 2 storey offices extending in total to approx. 8,028 sqft (745.91 sqm), providing a range of open plan and cellular accommodation. The offices have recently been refurbished to a modern standard benefiting from suspended ceilings, with inset LED lighting, carpeted flooring and perimeter trunking. There is also a further 3,725 sqft (346.11 sqm) of office space and staff welfare facilities throughout the site.

The site includes large external yard and circulation areas with delivery access from Brownlow Road via a shared right of way.

The overall site area extends to approximately 5 acres (2.02 hectares) or thereabouts.



ACCOMMODATION

	Square Feet	Square Metres
Main Building		
Offices	11,753	1,092.02
Factory Space	81,259	7,548.42
Additional Building		
Storage Unit	3,656	339.66
Welding Bay	3,120	289.92
TOTAL Gross Internal Area (GIA)	99,790	9,270.81

SERVICES

Mains water, electricity (including 3-phase), gas and drainage services are connected/available to the site. Interested parties are advised to make their own enquiries with the relevant utility companies.

BUSINESS RATES

At the date of printing, the property was assessed on the Valuation Officer's website for the 2023 Rating List as follows:

Description – Factory and premises

Rateable Value – £172,000

Interested parties must satisfy themselves with the up-to-date rating assessment via the Valuation Office and in respect of actual Rates Liabilities and potential Reliefs available, with the Local Authority.

PLANNING

We understand the property has an established commercial/industrial use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) order 1987 and is designated as a protected employment site with the Shropshire Local Plan.

Interested parties are advised to make their own enquiries with regard to their proposed use with the Local Planning Authority.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating: C 63

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND Tel: 0345 678 9000

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

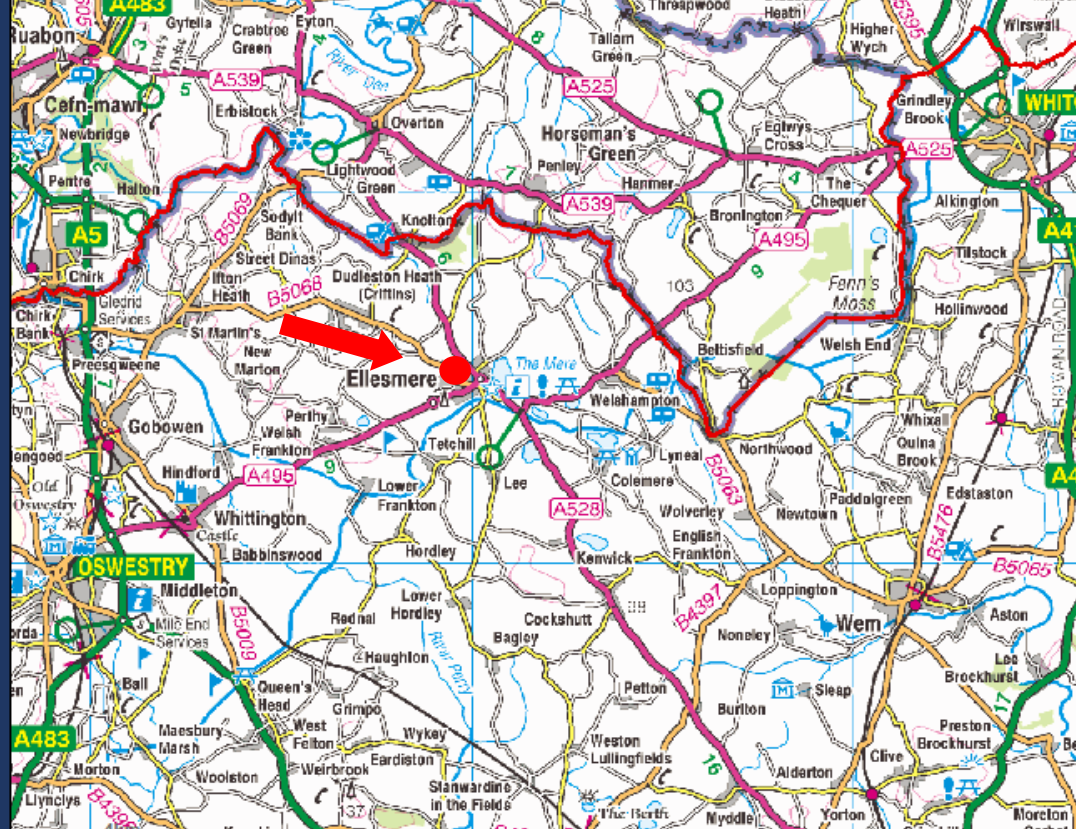
All costs/prices are exclusive of, but subject to, VAT if applicable. We are advised that the property has been elected for VAT.

GUIDE PRICE

Offers invited in excess of **£2 million** for the freehold interest.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

To comply with AML regulations, a remote Identity Search will be undertaken on all parties proposing to purchase or lease premises. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.



VIEWING

Strictly by appointment with the Sole Selling Agents, Towler Shaw Roberts LLP, TSR House, Brassey Road, Old Potts Way, Shrewsbury, Shropshire, SY3 7FA. Tel: 01743 243900

Toby Shaw

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January 2024

Important Notice

"These particulars are issued on the distinct understanding that all negotiations are concluded through Towler Shaw Roberts LLP (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Towler Shaw Roberts LLP (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Towler Shaw Roberts LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Towler Shaw Roberts LLP (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Towler Shaw Roberts LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."