

Sixteen. Industrial / Warehouse TO LET / FOR SALE



BUILD TO SUIT WAREHOUSE

Charter 55, Charterhouse Close, Ellesmere Port, CH65 4EL

New Industrial Unit Available On A Build To Suit Basis | Detailed Planning Approved

Summary

Tenure	To Let / For Sale
Available Size	55,000 sq ft / 5,109.67 sq m
Business Rates	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- Detailed Planning Approved
- 55,000 sq ft brand new industrial logistics unit
- Easily accessible to J9 and J10 of the M53
- 7 EV charging bays
- 12m eaves
- Popular location
- 6 Dock level loading doors
- 4 Trailer parking bays

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

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Summary

Available Size	55,000 sq ft
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

The development is situated on Charterhouse Close, Ellesmere Port.

By Road - The site is accessed from Bridge Road/South Road via Cloister Way, they provide direct access to both J9 and J10 of the M53 which, are circa 1.2 miles to the north and 1.5 miles to the south of the site respectively.

By Rail - The closest station, Ellesmere Port railway station is on the Wirral line of the Merseyrail network and has a half-hourly train service to Liverpool and service to Warrington.

Description

The site comprises 3.34 acres and planning was submitted to Cheshire West and Chester Council, to provide a single 55,000 sq ft warehouse unit (application reference number 22/02880/FUL). Detailed planning has been approved.

The standalone unit can be provided within 9 months of exchange of contracts, based on the below specification:

- 12m eaves height
- Loading via 6 dock level doors and 2 drive in doors
- 10% roof lights
- Secure reinforced concrete service yard
- Two-storey office & amenity block

Additional specifications are available subject to agreement with the developer.

Accommodation

The accommodation comprises of the following

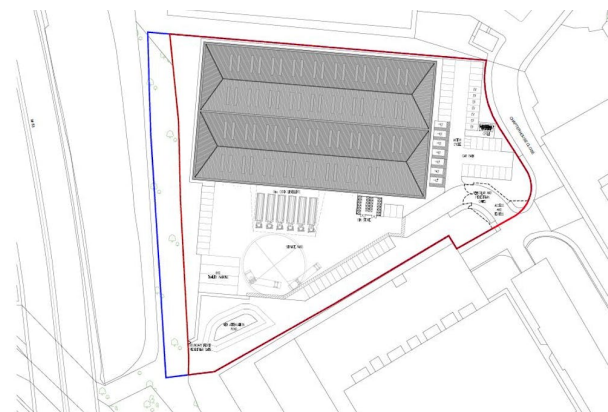
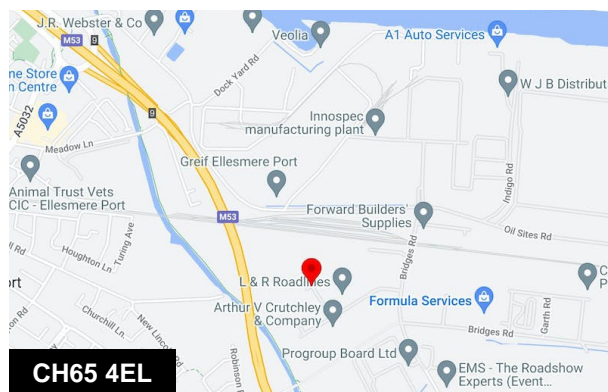
Name	sq ft	sq m
Ground - Ground Floor	50,000	4,645.15
1st - First Floor Office	5,000	464.52
Total	55,000	5,109.67

Disposal

The property is available To Let on a design and build basis on terms to be agreed, alternatively the developer may give consideration to a sale of the property.

Viewings

For further information please contact joint agents Legat Owen (01244 408200) or Sixteen Real Estate (0161 461 1616)

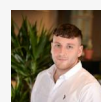


Viewing & Further Information



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