

Planning Approved



Charter 55

Charterhouse Close, Ellesmere Port, CH65 4EL

Available To Let (May Sell) on a design and build basis



Location

The development is situated on Charterhouse Close.

By Road

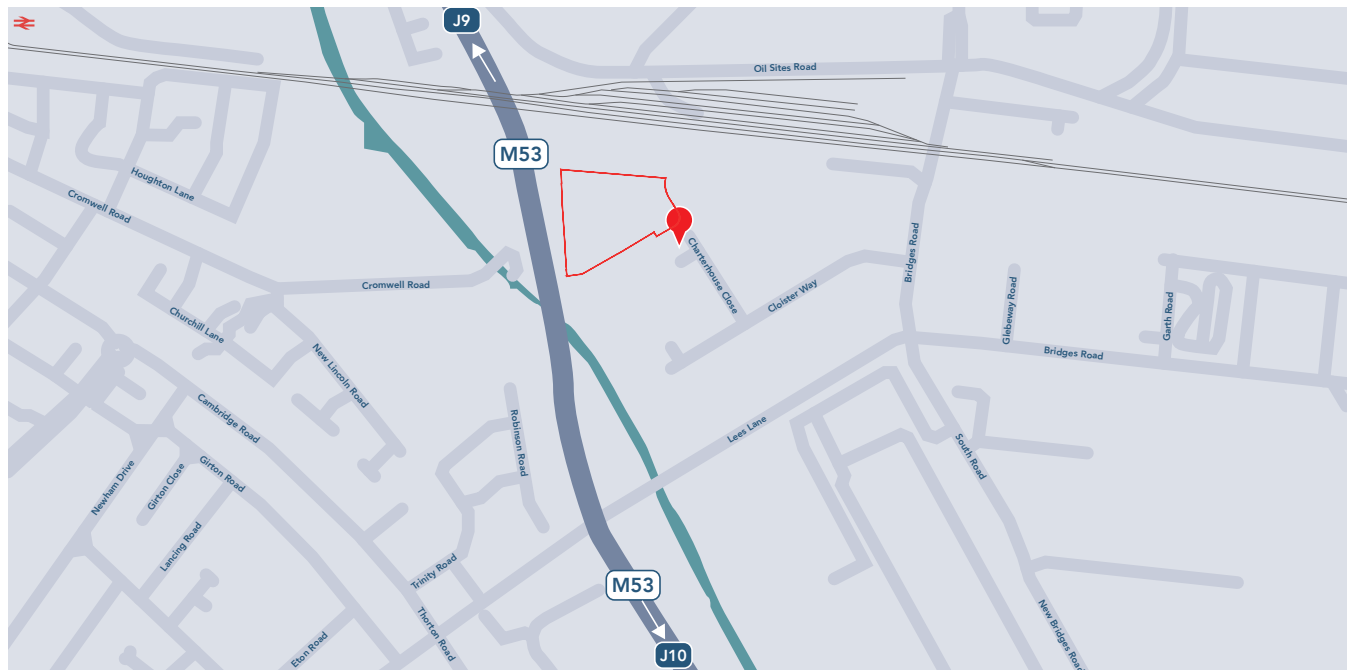
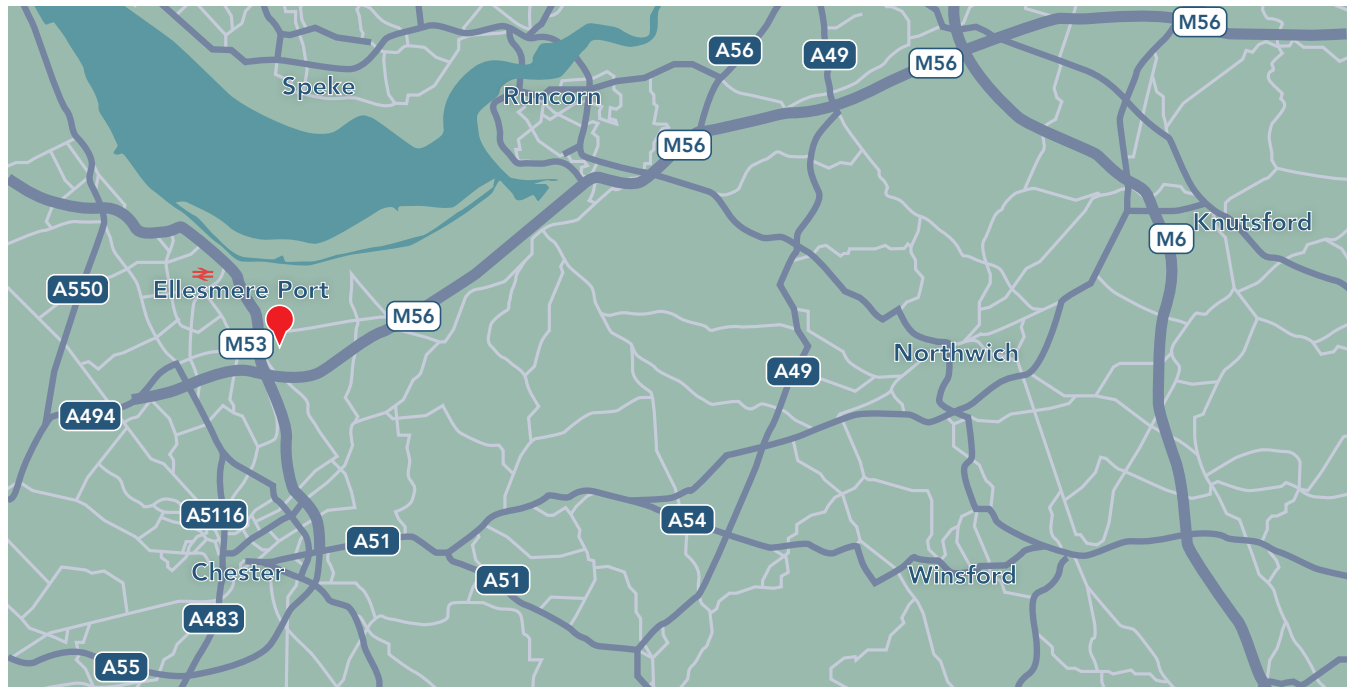
The M53 runs along the western edge of the site, and is accessed from Bridge Road/South Road via Cloister Way, they provide direct access to both J9 and J10 of the M53 which, are circa 1.2 miles to the north and 1.5 miles to the south of the site respectively.

By Air

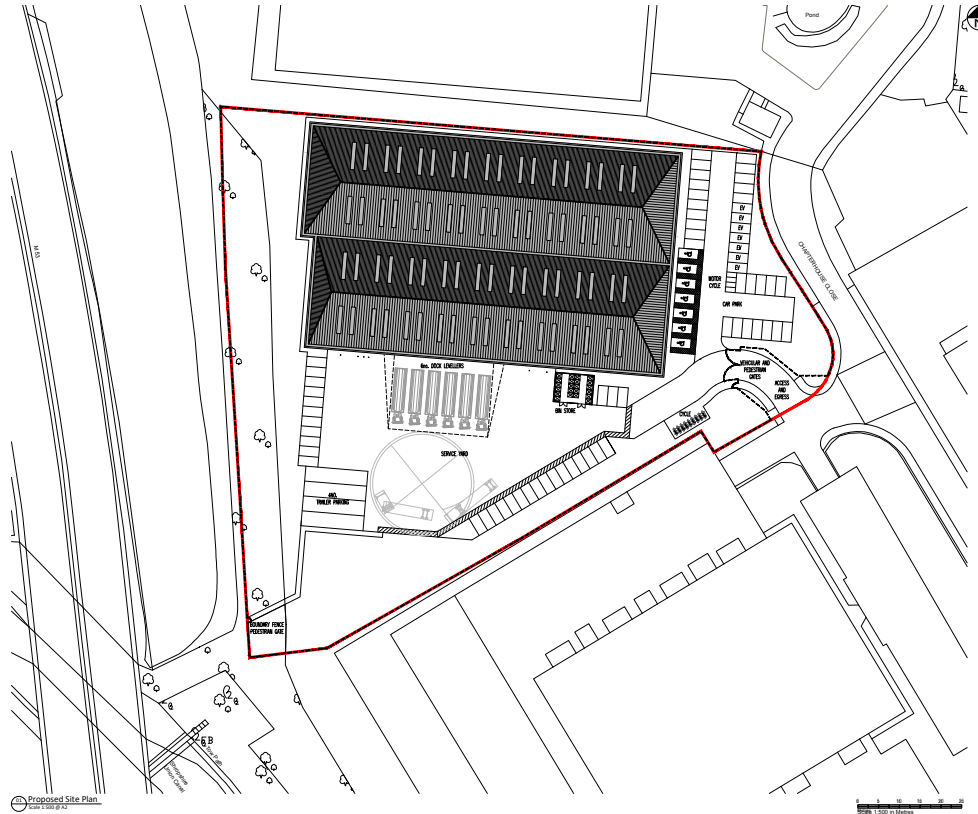
John Lennon Airport is north of the site on the northern side of the River Mersey and is accessed via the M56 in under 30 minutes.

By Rail

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



Proposed Plan



Accommodation / Site Area

Ground Floor / Warehouse	50,000 sq ft	4,645 sq m
First Floor Offices	5,000 sq ft	465 sq m
Total	55,000 sq ft	5,110 sq m

Description

The development site comprises 3.34 acres of relatively level, open and unsurfaced land due to receive planning permission in July 2023. Planning was submitted in July 2022 to Cheshire West and Chester Council, to provide a single 55,000 sq ft warehouse unit (application reference number 22/02880/FUL).

The standalone unit subject to agreeing terms could be provided within 9 months of exchange of contracts, based on the below specification.

- Steel portal frame
- 12m eaves height
- Composite cladding & Trapezoidal wall panels
- Double glazed thermally broken curtain walling, windows and doors
- 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.



Architectural Render

Further Information

Disposal

The property is available to let on a design and build basis, or we may consider offers to sell.

Price / Rental

On application.

EPC

EPC will be provided on completion.

Legal Costs

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT, but may be liable for VAT at the prevailing rate.

Further Information

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

Mark Diaper

Andy Backhouse

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