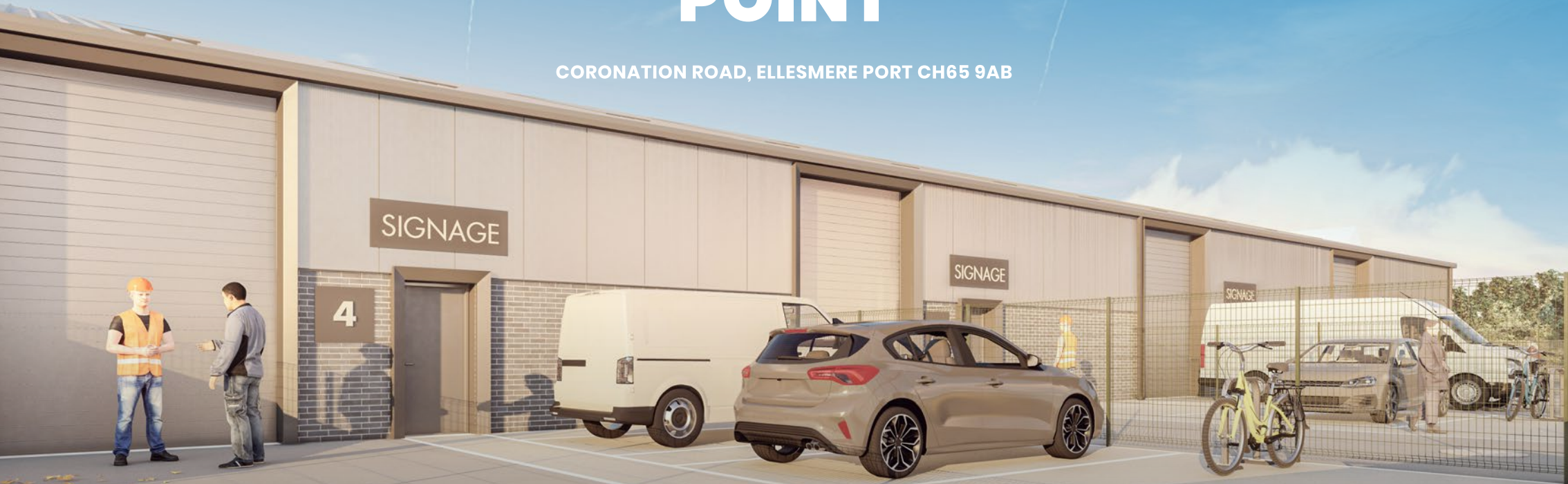




# CORONATION POINT

CORONATION ROAD, ELLESMERE PORT CH65 9AB



## FOR SALE / TO LET

6 NEW BUILD INDUSTRIAL UNITS

146 - 222 sq m (1,566 - 2,935 sq ft)

ENTER



## DESCRIPTION

Coronation Point is a brand new development of 6 high specification commercial units available for sale or to let. The units are available individually or as a combination, and provide a rare opportunity for businesses to owner occupy their premises.

# SPECIFICATION

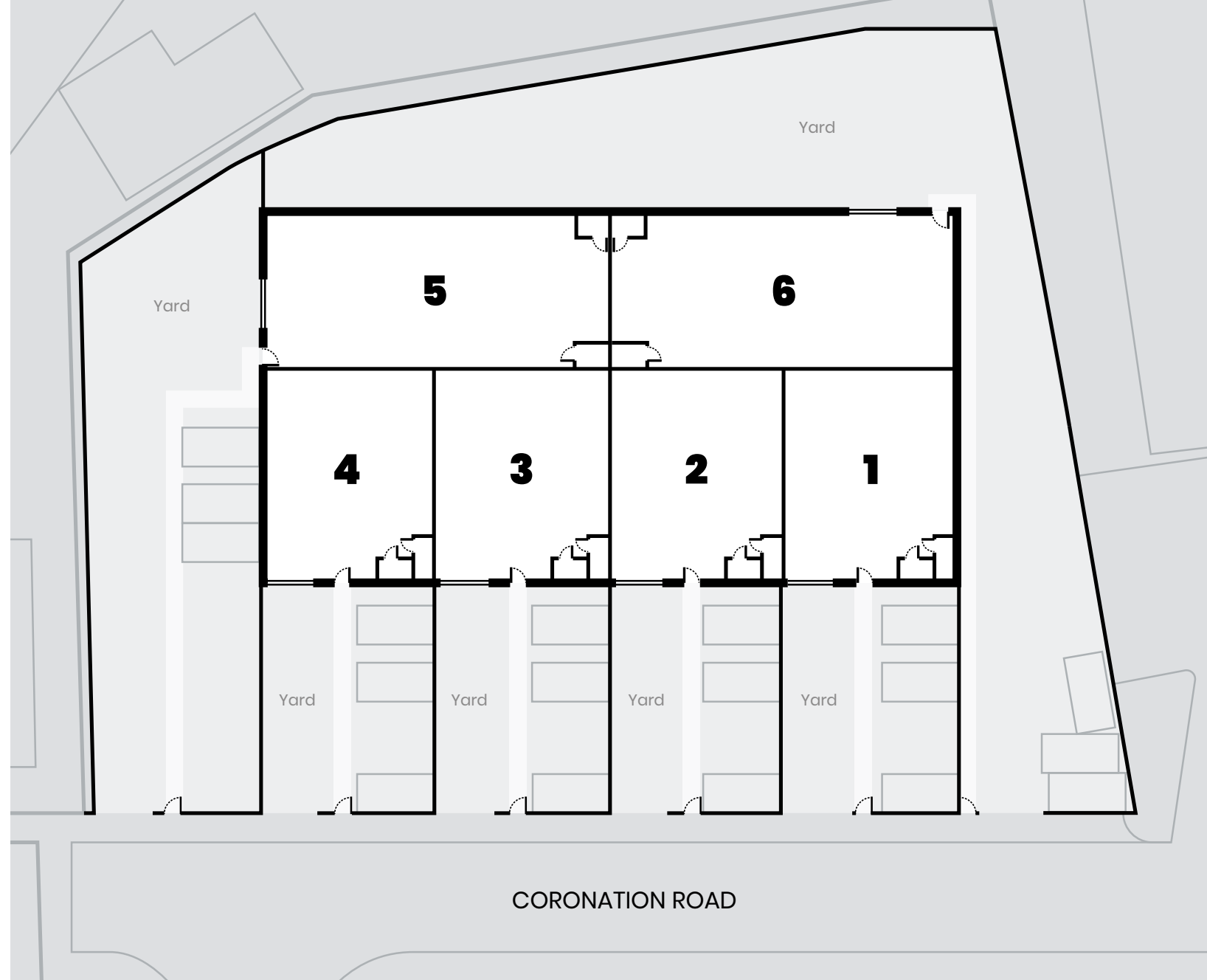
- Kingspan profile cladding
- Steel portal frame
- Full height loading door
- 4.530m eaves height
- WC facilities
- On-site parking
- Provision for electric vehicle charging
- Electric roller shutter door

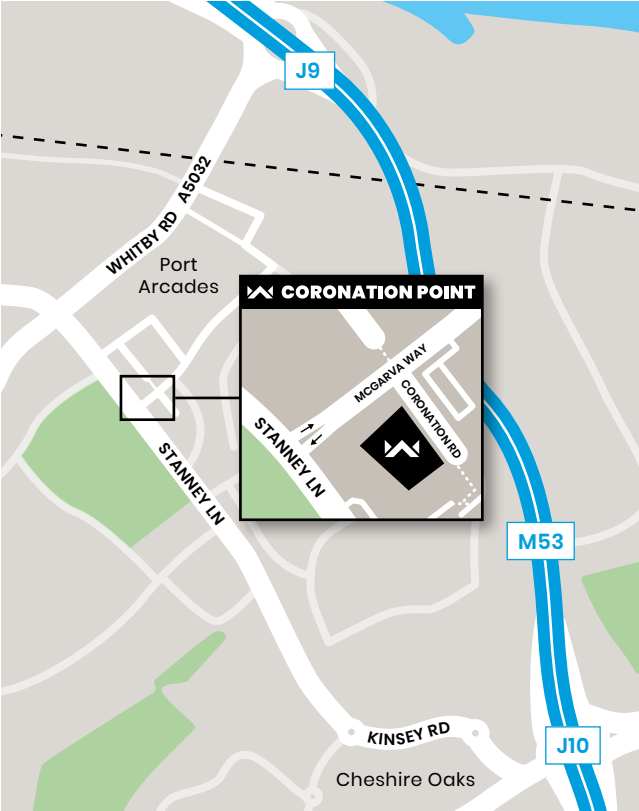
Potential for various occupier fitouts to include office fit outs, mezzanines and break-out spaces.

# UNITS

	sq m	sq ft
<b>Unit 1</b>	146	(1,571)
<b>Unit 2</b>	148	(1,591)
<b>Unit 3</b>	148	(1,595)
<b>Unit 4</b>	146	(1,566)
<b>Unit 5</b>	222	(2,395)
<b>Unit 6</b>	222	(2,393)

All areas based on gross internal area assumptions





## LOCATION

Coronation Point is located at the end of Coronation Road, Ellesmere Port which is accessed off Stanney Lane. Junctions 9 and 10 of the M53 motorway are within 7 minutes drive away, providing easy access to the wider Cheshire and Merseyside area and the North West.

The surrounding area is a long established commercial/trade counter location with excellent amenities close by including Ellesmere Port Town Centre and Cheshire Oaks.

**SAT NAV: CH65 9AB**





## TERMS

The units are offered for sale on long leaseholds and are available individually or combined. Alternatively the units are offered on a to let basis. Terms available on request. Prices exclusive of but subject to VAT at the prevailing rate.

## ESTATE CHARGE

An estate charge is in place for the management of Coronation Point. Details available on request.

## LEGAL COSTS

All parties to bear their own legal costs.

## EPC

Available upon request.



# CONTACT

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