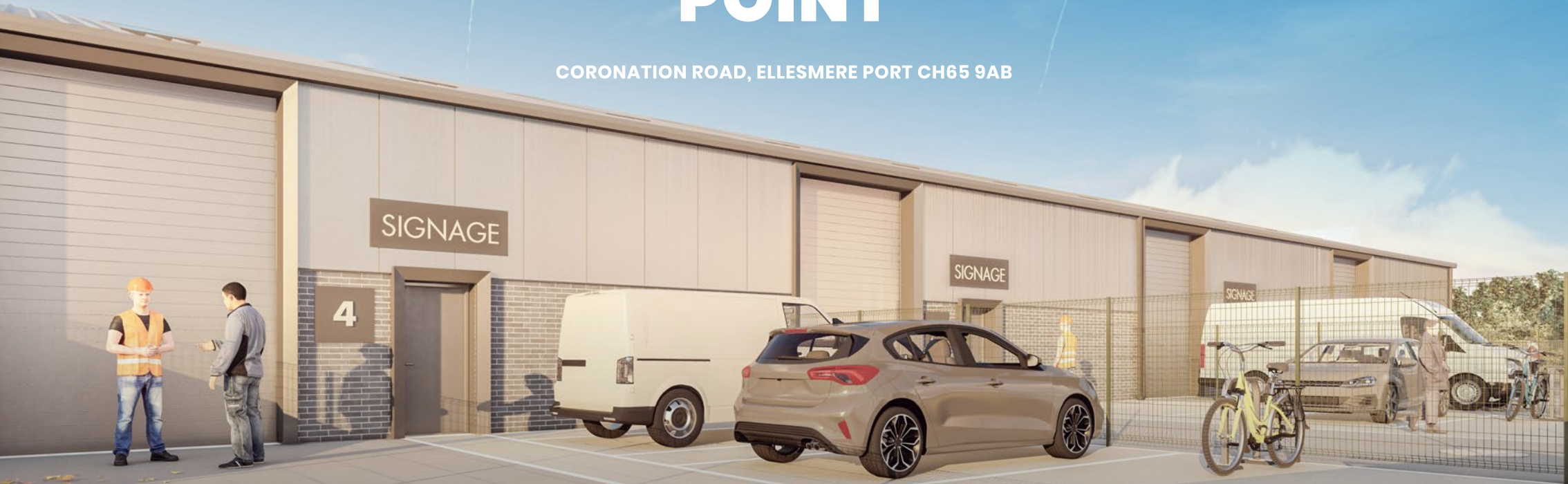




CORONATION POINT

CORONATION ROAD, ELLESMERE PORT CH65 9AB



FOR SALE / TO LET

6 NEW BUILD INDUSTRIAL UNITS

146 - 222 sq m (1,571 - 2,389 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

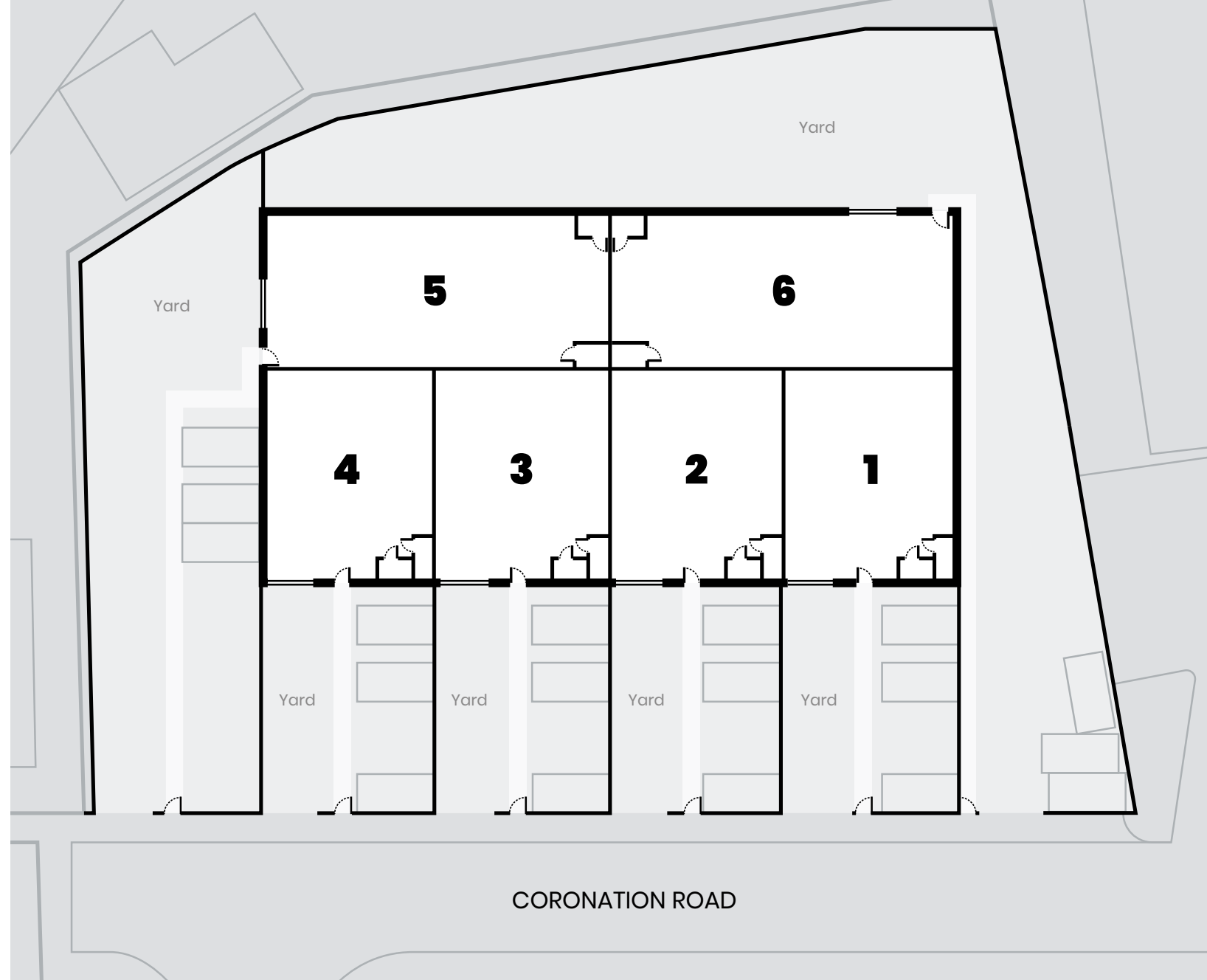
- Kingspan profile cladding
- Steel portal frame
- Full height loading door
- 4.530m eaves height
- WC facilities
- On-site parking
- Provision for electric vehicle charging
- Electric roller shutter door

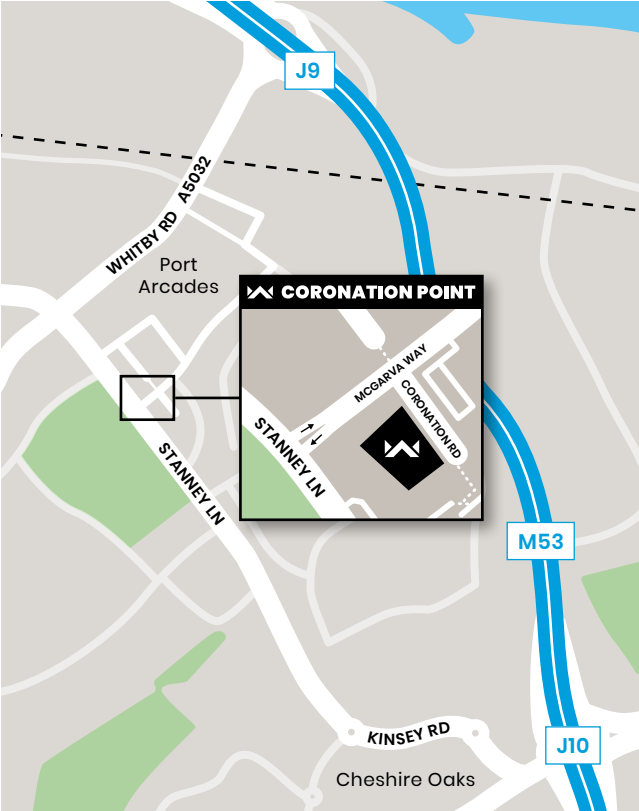
Potential for various occupier fitouts to include office fit outs, mezzanines and break-out spaces.

UNITS

	sq m	sq ft
Unit 1	146	(1,571)
Unit 2	148	(1,593)
Unit 3	148	(1,593)
Unit 4	146	(1,571)
Unit 5	222	(2,389)
Unit 6	222	(2,389)

All areas are based on Gross Internal Area assumptions and are taken from proposed plans. Finished areas will be subject to measurement when built.





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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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