

Mileway

Poole Hall Industrial Estate

Ellesmere Port

Recently refurbished
Warehouse
3,390 - 26,023 sq ft (315 - 2,418 sq m)

Roller shutter doors

Landscaped with natural light

Secured site

J7 or 8 of the M53 motorway

Poole Hall Industrial Estate

Poole Hall Industrial Estate Ellesmere Port CH66 1ST



Description

Poole Hall is a modern industrial estate that has been extensively refurbished. It comprises 14 industrial warehouse units in a secure landscaped environment, made of steel portal frame construction with part brick and part profile clad elevations. Each unit benefits from 5.5 m eaves, integral office space and WC accommodation.

CGI visuals are for illustrative purposes only.

Location

Poole Hall Industrial Estate is situated in a well established industrial area accessed from J7 or J8 of the M53, five miles from its junction with the M56. Chester is situated 10 miles to the south east with Liverpool 12 miles to the north.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
Ryan White
 northwest@mileway.com
 01925 358160

Legat Owen
Mark Diaper
 markdiaper@legatowen.co.uk
 0151 252 1144

B8 Real Estate
Alex Perratt
 alex@b8re.com
 07951 277612



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 2	Warehouse	3,390	315	Immediately	£2,260 PCM
Unit 4	Warehouse	4,198	390	Immediately	£2,798 PCM
Unit 5	Warehouse	3,983	370	Immediately	£2,655 PCM
Units 9 - 10	Warehouse	10,388	965	Immediately	
Unit 12	Warehouse	4,064	378	Immediately	£2,540 PCM
Total		26,023	2,418		

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com