

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

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 2	Warehouse	3,390	315	Under offer	£2,260 PCM
Unit 4	Warehouse	4,198	390	Under offer	£2,798 PCM
Unit 5	Warehouse	3,983	370	Under offer	£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		

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