

TO LET

Trade Counter & Warehouse Units
from 1,800 sq ft (167 sq m)

Junction 8
TRADE & BUSINESS PARK

ELLESMERE PORT, JUNCTION 8, M53, CH65 3AW

www.junction8businesspark.com

Hitchcock Wright & Partners
CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk

CBRE
+44 (0)151 224 7666
www.cbre.co.uk

ENTER

Junction 8 Business Park has recently undergone a comprehensive refurbishment and provides units which benefit from the following specification:

- Steel portal frame construction
- Eaves height up to 6.7m
- New profiled steel cladding elevations
- New insulated profiled cladding on the roof
- Painted concrete floors
- Access via motorised roller shutter doors
- 100 amp three phase electrical supply
- Office and WC facilities
- The site is secured with steel mesh fencing, with gates to all site entrances
- Enhanced landscaping
- Site wide CCTV installation

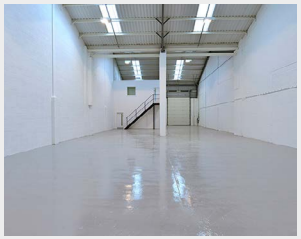












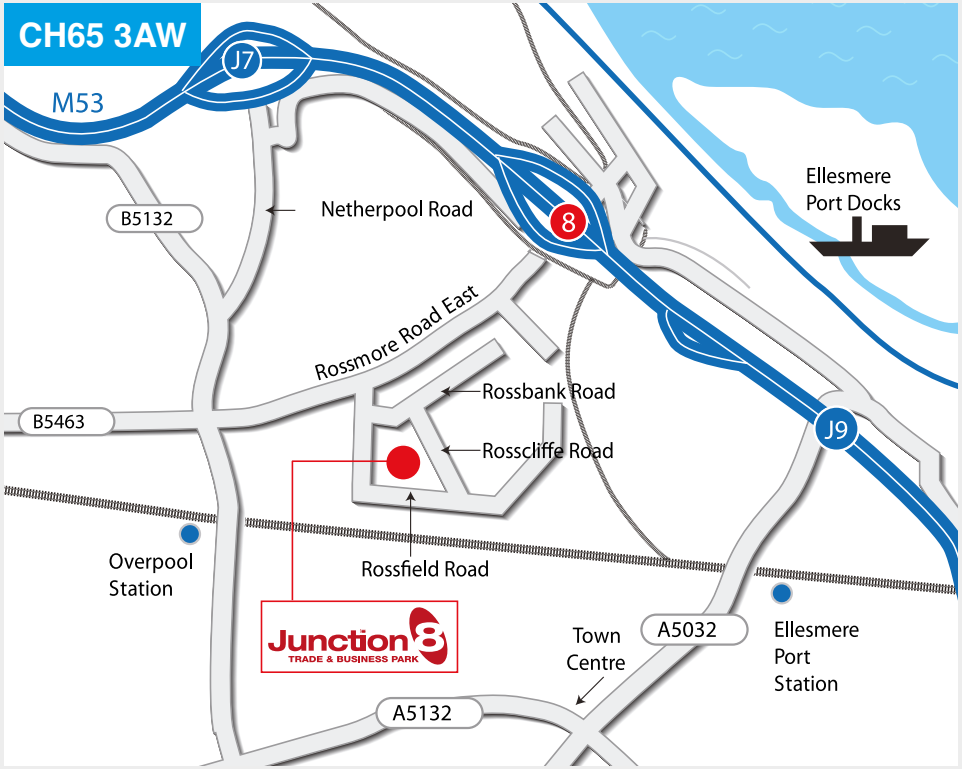






SCREWFIX Royal Mail HOWDENS JOINERY CO. arco Experts in Safety Speedy CITY PLUMBING SUPPLIES PLUMB CENTER GSF CAR PARTS

Junction 8 TRADE & BUSINESS PARK





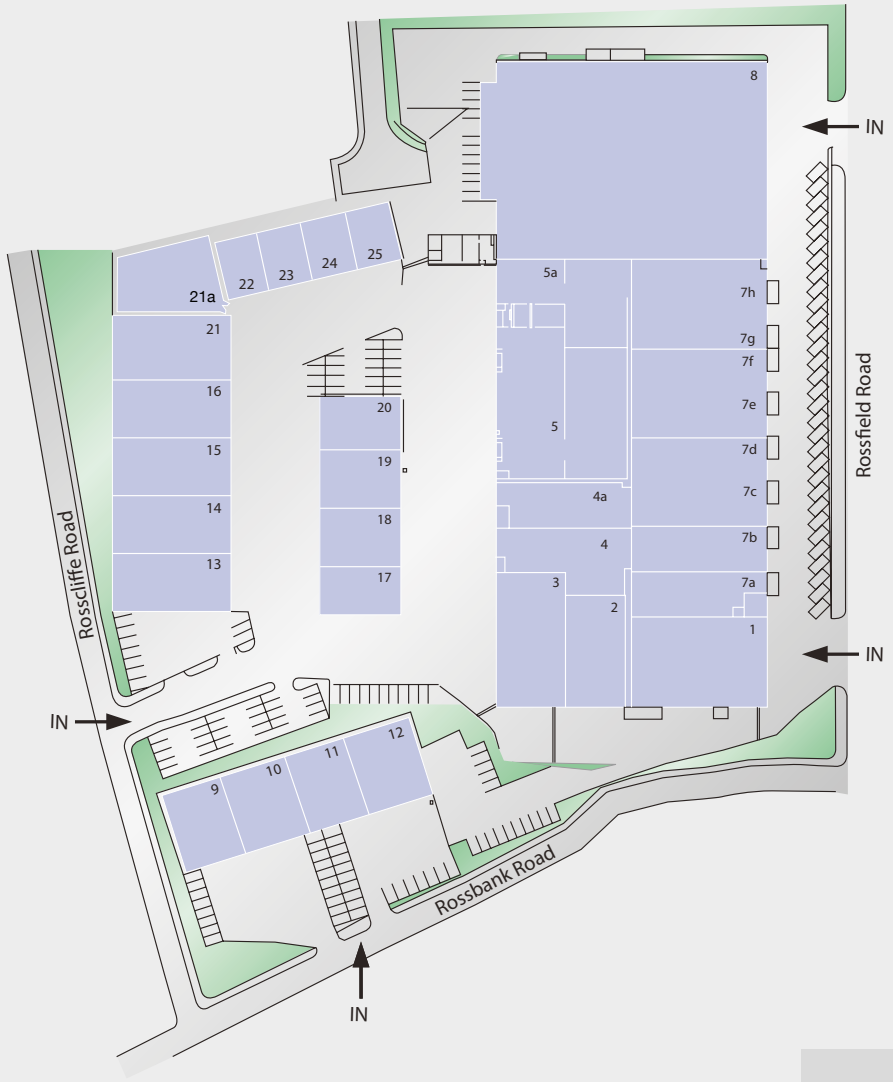
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Occupiers include:

Unit 2	Alco Manufacturing
Unit 3	Edmundson Electrical
Unit 4	J8 Tile & Stone
Unit 4a	Label Factory
Unit 5	West Midlands Ambulance Service
Unit 7a	J8 Tile & Stone
Unit 7b	GSF Car Parts
Unit 7c/d	City Plumbing Supplies
Unit 7e/f	Howdens Joinery Co.
Unit 7g/h	Screwfix
Unit 8	DS Smith
Unit 9	Toolstation
Unit 10	Speedy Hire
Unit 11	Arco
Unit 12	Wolseley UK Ltd (Plumb Center)
Unit 13/14	The Post Office
Unit 16	City Electrical Factors
Unit 17	Painters Paradise
Unit 19	C A Design & Printing
Unit 20	Newey & Eyre Ltd
Unit 23	Database Direct Limited
Unit 24	Owen Springs
Unit 25	DFND Ltd

SITE MAP



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AERIAL



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Junction 8 TRADE & BUSINESS PARK

GALLERY











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Junction 8 TRADE & BUSINESS PARK

GALLERY









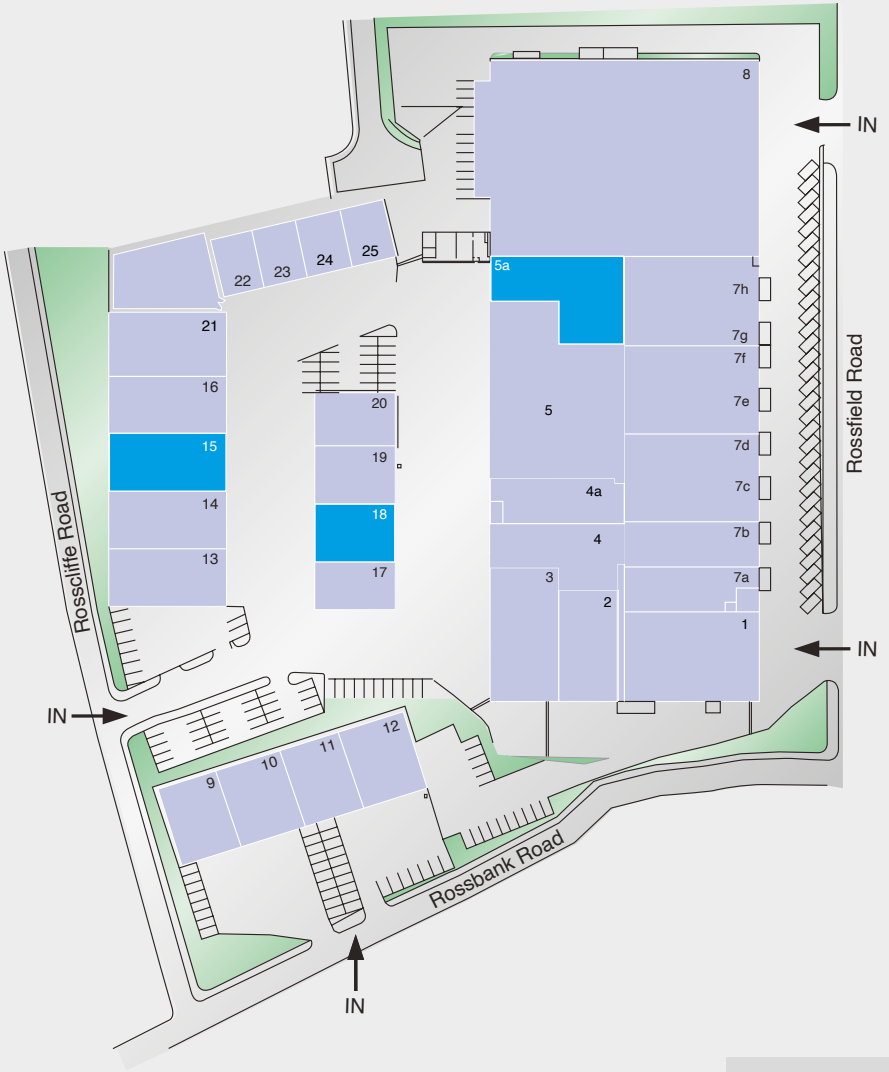


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AVAILABILITY

UNIT	AREA (ft sq)	AREA (m sq)	RENT (pa plus VAT)	SPEC CLICK TO DOWNLOAD
5a	8,318	773	£62,385	5a
15	4,980	462	£41,085	15
18	2,925	272	£24,860	18



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FURTHER INFO & CONTACT

TERMS

Units are available by way of a new flexible Full Repairing and Insuring lease for a term of years to be agreed.

The Landlord RLAM complies with the code of Leasing Practice 2007.

www.commercialleasecode.co.uk

VIEWING

For further information or to arrange an appointment to view, please contact the joint agents:

Darren Hill
darren.hill2@cbre.com
at CBRE on
07590 485 287

Nick Harrop
NickHarrop@hwandp.co.uk
at Hitchcock Wright & Partners on
0151 227 3400

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