

TRADE COUNTER & WAREHOUSE UNIT TO LET: UNIT 15 JUNCTION 8 BUSINESS PARK ELLESMERE PORT CHESHIRE CH65 3AS

5,287 sq ft
(491.18 Sqm)



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Key Benefits

- Trade counter location
- Excellent access to junction 8 M53
- Good loading and parking
- Ground and first floor office space
- Heating to the warehouse
- High bay warehouse

**Roberts
VainWilshaw**

**CHARTERED
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LOCATION

The property is situated on Junction 8 Business Park which is strategically located minutes drive from junction 8 of the M53, in a well established industrial/warehouse area on the outskirts of Ellesmere Port. Manchester, Liverpool and Chester are all within easy reach of the property.

DESCRIPTION

A steel portal framed warehouse/trade counter unit with brick elevations. The unit has a manually operated roller shutter door. Loading and parking are at the front of the building.

The unit benefits from the following features:

- Trade counter location
- Excellent access to junction 8 M53
- Good loading and parking
- Ground and first floor office space
- Heating to the warehouse
- High bay warehouse

ACCOMMODATION

The property comprises the following approximate areas:-

	SQ FT	SQ M
Ground floor including office	4,980	462.66
First floor office	307	28.52
Total	5,287	491.18

RENT

On application, our client is looking to assign/underlet their lease which expires in September 2025. Alternatively, consideration may be given to a new lease direct with the landlord subject to covenant and terms.

RATEABLE VALUE

The property has a rateable value of £18,000 – business rates for 2021/22 £0.512.

VAT

All prices quoted may be subject to VAT.

EPC

A copy of the EPC is available on request.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with regulations ID checks will be carried out on tenants where required.

LEGAL COSTS

Each party to bear their own legal costs incurred in the granting of the lease.



VIEWING

By prior appointment through the agents:

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