

20 & 20A ACCORD PLACE, TELFORD ROAD

ELLESMERE PORT, CH65 5EU

INDUSTRIAL UNIT FOR SALE/ MAY LET

- Established Industrial Location
- Freehold
- Secure Yard (502.4 sq m)
- £275,000
- To Let £23,000 per annum



Chester

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Grosvenor St, Chester, CH1 1XG

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North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

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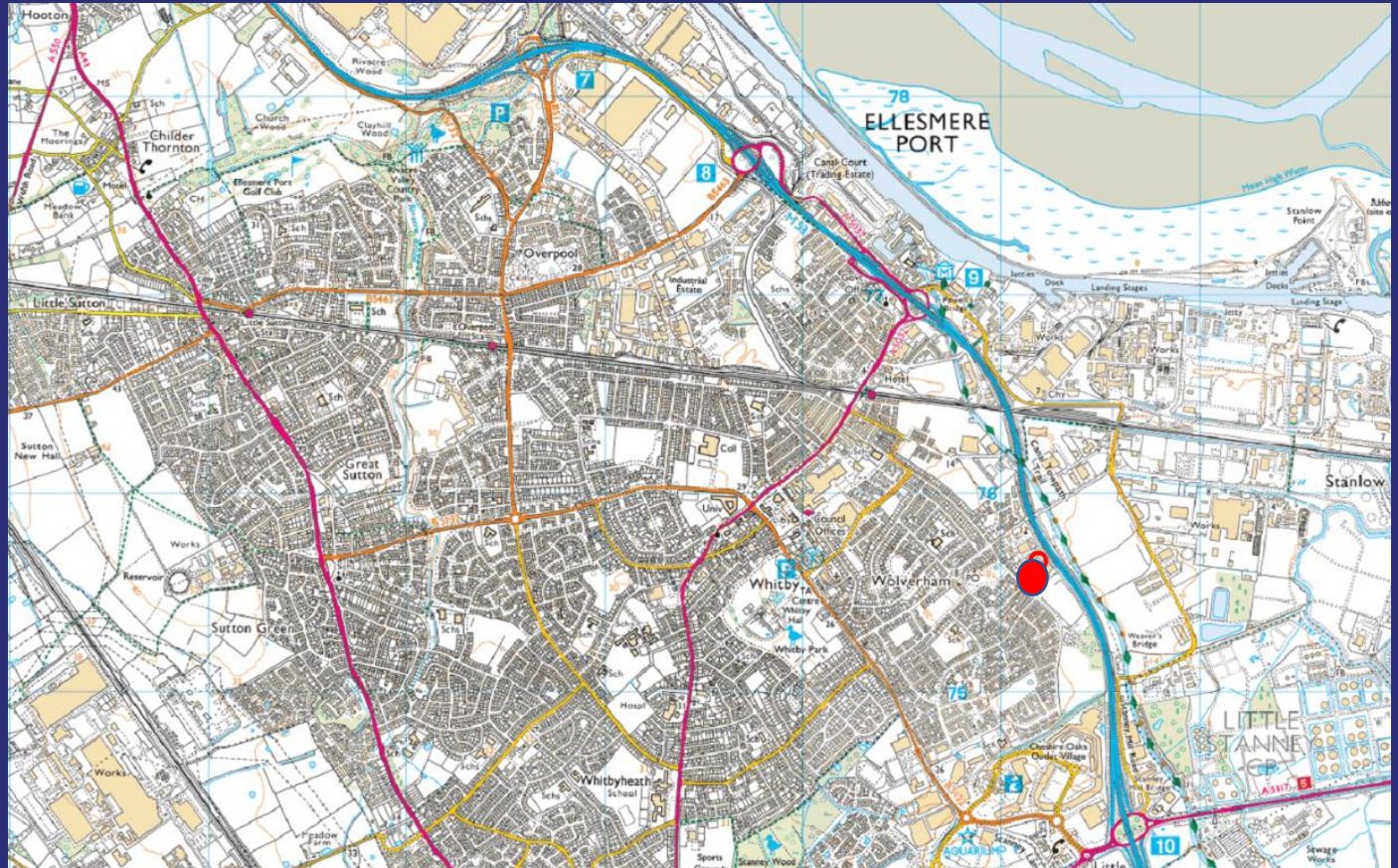
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LOCATION

The property is located on the established Thornton Road Industrial Estate, located approximately 1.5 miles from Junction 9 (Ellesmere Port Town Centre) of the M53 Motorway.

Ellesmere Port is well located to the junction of the M53 and M56 – a strategic location and suitable for a variety of industrial and distribution organisations.

Please refer to location plan.



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DESCRIPTION

The property comprises an end terrace purpose built industrial building constructed of steel portal frame, and clad with part brick work elevations, and plastic-coated insulated cladding panels beneath a pitched roof incorporating approximately 10 % light panels.

At the front of the building the property has been refurbished and provides good quality kitchen facilities, as well as new male and female lavatory accommodation – DDA compliant, providing male and female disabled toilets.

Internally the warehouse has been redeveloped to provide office accommodation throughout, with windows contained within the side elevation providing a good standard of natural light.

At the rear of the property, Unit 20a comprises a small industrial/storage unit that is separately accessed with a potential of being let separately. There is also an internal door into Unit 20.

Please note that the side car park has been fenced by a good quality palisade fence and provides dedicated car parking for the property, or alternatively a storage yard if the building is used for industrial purposes going forward.

It should be noted that there is a substantial mezzanine extending to 2,800 sq ft.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

Unit	SQ M	SQ FT
20	241.99	2,605
20 Mezzanine	260	2,800
20a	73.69	793
Total	575.68	6,198

LEASE

The units are available by way of a new Full Repairing and Insuring Lease on flexible terms. For a rental of £23,000 per annum.

PRICE

The property is available For Sale for £275,000.

TENURE

Freehold.

RATES

Unit 2 Accord Place has a Rateable Value of £11,389.

Unit 20a Accord Place has a Rateable Value of £2,950.

Local interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

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SERVICES

Mains water, electricity and drainage are connected to the property subject to statutory regulations.

EPC

The Energy Performance Asset Rating for this property is E – Certificate Reference Number: 8617-5521-0889-3525-6060.

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the “RICS Code for Leasing Business Premises” which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

VIEWING

Strictly by appointment through the sole agent's BA Commercial, Chester 01244 351212. Ref: June21

Robbie Clarke robbie.clarke@bacommercial.com
07741 320910

SUBJECT TO CONTRACT



01244 351212

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- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- iv. all rentals and prices are quoted exclusive of VAT.

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