

**UNIT 6
TELFORD ROAD
THORNTON ROAD INDUSTRIAL ESTATE
ELLESMERE PORT, CH65 5EU**



TO LET

Industrial warehouse accommodation with office

Established location

286.67 sq m (3,086 sq ft)

Available February 2019

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 close 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.

DESCRIPTION

The property comprise a purpose built single storey buildings within a terrace constructed of steel portal frame, with part brick elevations, with plastic coated insulated cladding panels above, beneath a pitched roof incorporating approximately 10 % light panels.

Office accommodation is provided at the front of the building, along with WC facilities.

ACCOMMODATION/AREAS

Sq m	Sq ft
286.67	3,086

RENTAL

£12,344 per annum.

LEASE

The units are available by new Full Repairing and Insuring leases on flexible terms.

RATES

The VOA website confirms the property has a Rateable Value of £11,250.

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

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

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

EPC

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

LEGAL COSTS

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

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.

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.

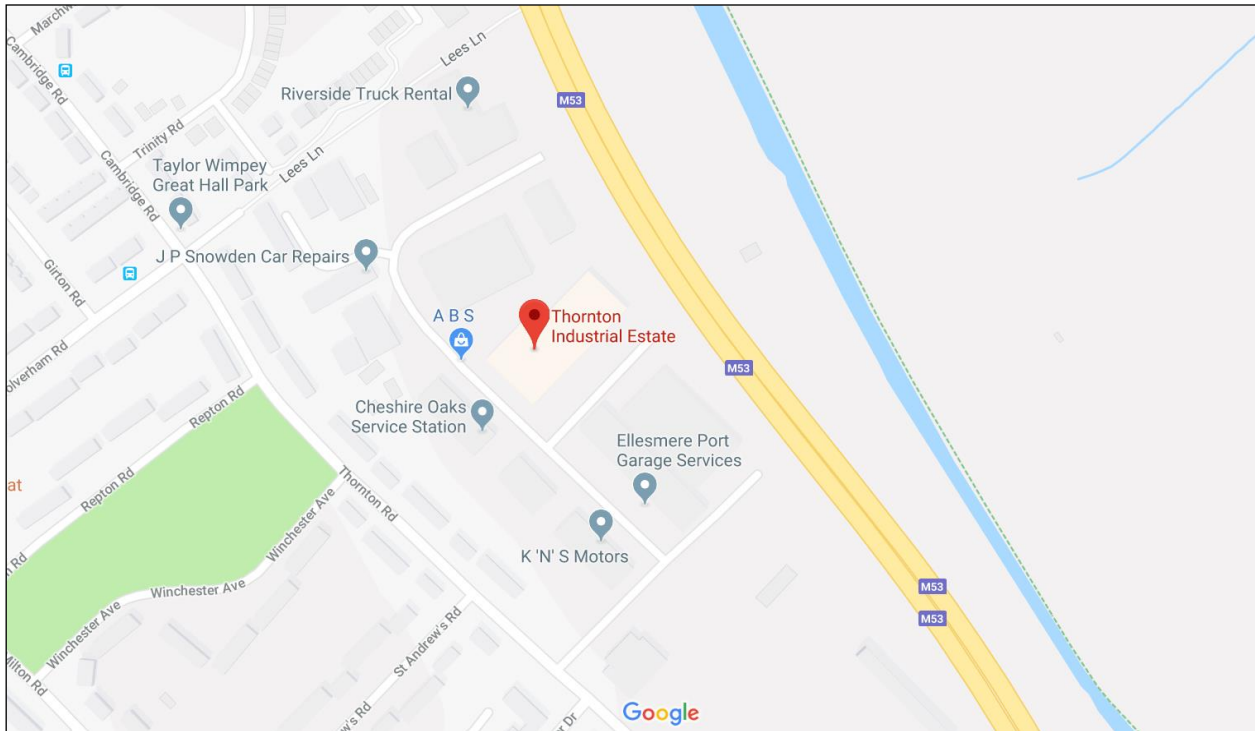
VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: JAN19

fraser.crewe@bacommercial.com

howard.cole@bacommercial.com

SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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