



Poole Hall Industrial Estate Ellesmere Port

CH66 1ST



To Let

**Refurbished Industrial /
Warehouse Units**

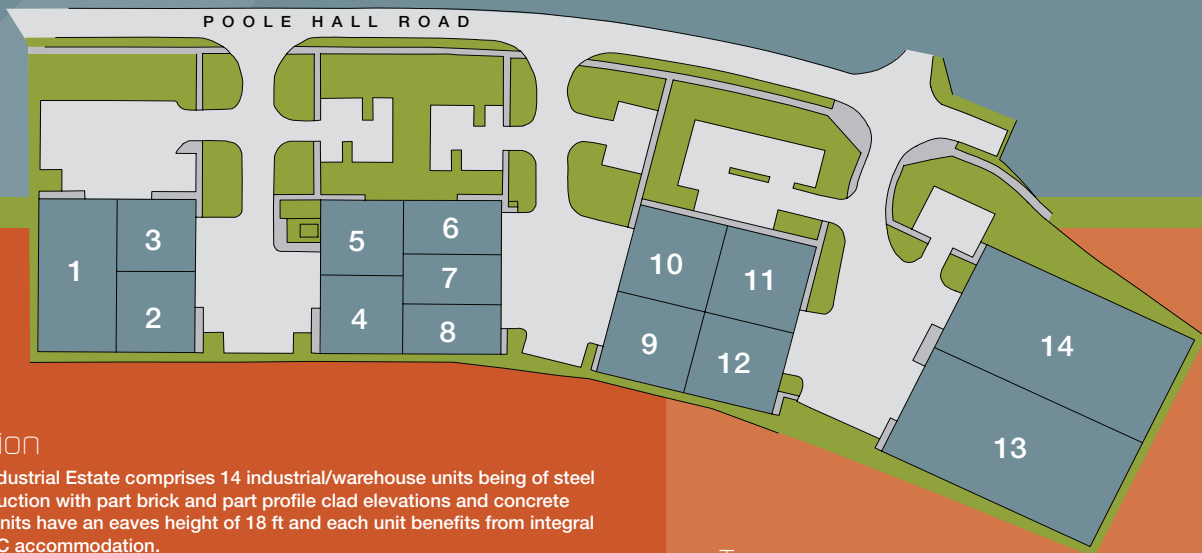


Poole Hall Industrial Estate

Ellesmere Port CH66 1ST

Location

The estate is situated in a well established industrial area equidistant from junction 7 & 8 of the M53 motorway, approximately 5 miles from its junction with the M56. Chester is situated approximately 10 miles to the south east with Liverpool approximately 12 miles to the north.



Description

Poole Hall Industrial Estate comprises 14 industrial/warehouse units being of steel frame construction with part brick and part profile clad elevations and concrete floors. The units have an eaves height of 18 ft and each unit benefits from integral office and WC accommodation.

Amenities

Each unit benefits from good loading facilities and ample on site parking is available. The estate is fully fenced and benefits from 24 hour CCTV surveillance with monitoring station and infrared detection sensors.

Accommodation

Please see the attached schedule for our current availability.

Unit	Sq Ft	Sq M	EPC
1	7,307	679	D84
2	3,656	340	C74
3	3,615	336	C73
4	4,361	405	C66
5	4,201	390	D79
6	2,812	261	D100
7 & 8	5,647	525	D94
9	5,364	498	D79
10	4,085	379	D79
11	5,432	505	C66
12	4,134	384	D80
13	15,965	1,483	D77
14	17,900	1,663	D89

Terms

The units are available by way of new full repairing and insuring lease on flexible terms.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

All prices, outgoings and rentals are subject to VAT at the prevailing rate.

Service Charge

A service charge will be levied for the maintenance and upkeep of the common areas. Details are available upon request.

Viewing

Strictly by prior appointment with the joint agents, Legat Owen or B8. Reference:

Mark Diaper - markdiaper@legatowen.co.uk

Jon Thorne - Jon@b8re.com



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