

**UNITS 10 – 14
TELFORD ROAD
THORNTON ROAD INDUSTRIAL ESTATE
ELLESMERE PORT, CH65 5EU**



TO LET

Industrial warehouse accommodation with offices

Established location

Available April 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 properties comprise three 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 within front office/ancillary accommodation and pods, where toilets are provided together with open plan offices.

Most recently the properties have been let by a single company, but they are capable of being sub divided, and providing individual units or indeed a combination of the three properties.

Please note that the buildings will be subject to a programme of refurbishment.

ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
Unit 10	348.98	3,756
Unit 12	363.19	3,909
Unit 14	354.31	3,814
Total	1,066	11,474

RENTAL

UNIT	£ pax
Unit 10	£15,024
Unit 12	£15,636
Unit 14	£15,256

LEASE

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

RATES

Rates to be re-assessed, further information can be provided by the agents.

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

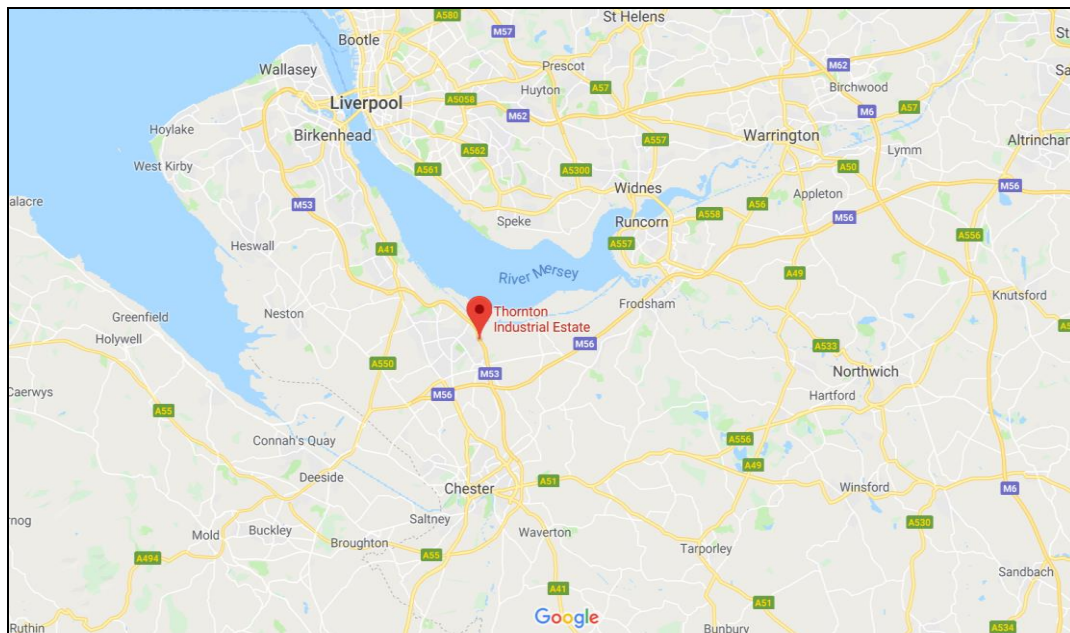
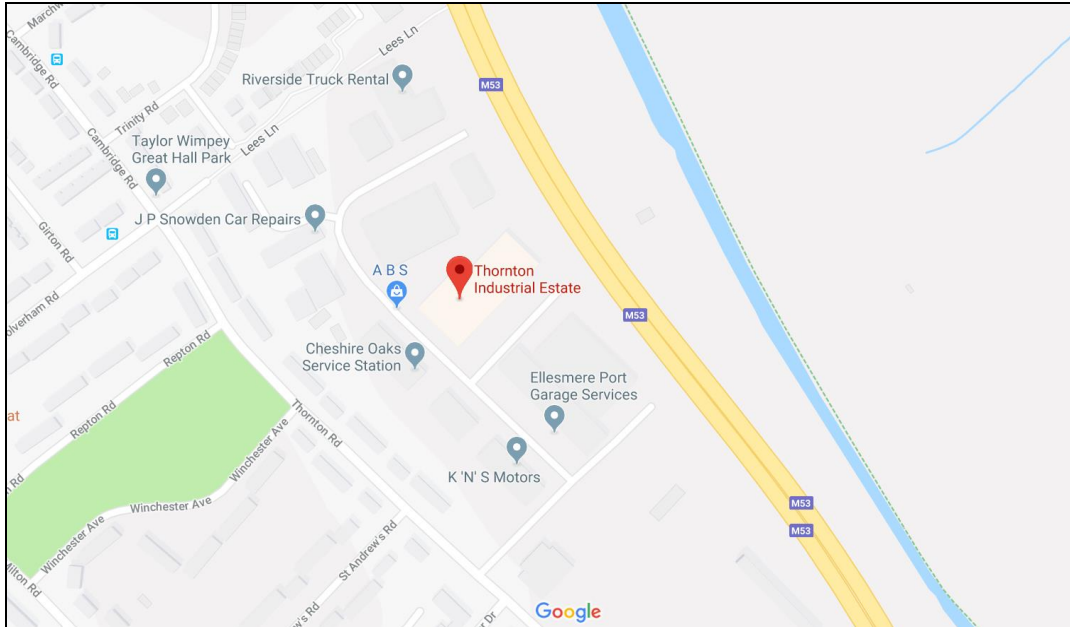
Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

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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