

**UNDER CONSTRUCTION
AVAILABLE Q1 2024**

VORTEX 110

UNIT B2

UNIT B1

UNIT A2

UNIT A1

UNIT D1



VORTEX TO LET

BUSINESS PARK

NEWBRIDGE ROAD, ELLESMERE PORT CH65 4DR

MANUFACTURING
UNITS/WAREHOUSES

FROM **15,636** TO **33,371 SQ FT**

CROFT BUSINESS PARK

LIVERPOOL CITY CENTRE

STELLANTIS

RIVER MERSEY

ELLESMERE PORT TOWN CENTRE

M53 JCT9



PROGROUP

HELIX BUSINESS PARK

COLISEUM SHOPPING PARK

M53

AIR PRODUCTS

CHESHIRE OAKS

MENZIES

SAINSBURYS

HUWS GRAY

M53 JCT10

LEXUS

SKODA

TO CHESTER & M56

A5117





- **A NEW BUILD DEVELOPMENT SITUATED IN AN ESTABLISHED INDUSTRIAL LOCATION COMPRISING 5 MANUFACTURING UNITS/WAREHOUSES.**
- **CONSTRUCTED TO AN OUTSTANDING SPECIFICATION.**
- **UNITS AVAILABLE FROM 15,636 TO 33,371 SQ FT ON A LEASEHOLD BASIS.**



EPC RATING OF 'A'



STEEL PORTAL FRAME CONSTRUCTION



EAVES HEIGHT RANGING FROM 7.5 TO 10 METRES



ELECTRONICALLY OPERATED LOADING DOORS



SECURELY FENCED AND CONCRETED SERVICE YARDS



DEDICATED OFFICE/STAFF ACCOMMODATION



EV CHARGING POINTS



3 PHASE POWER SUPPLY

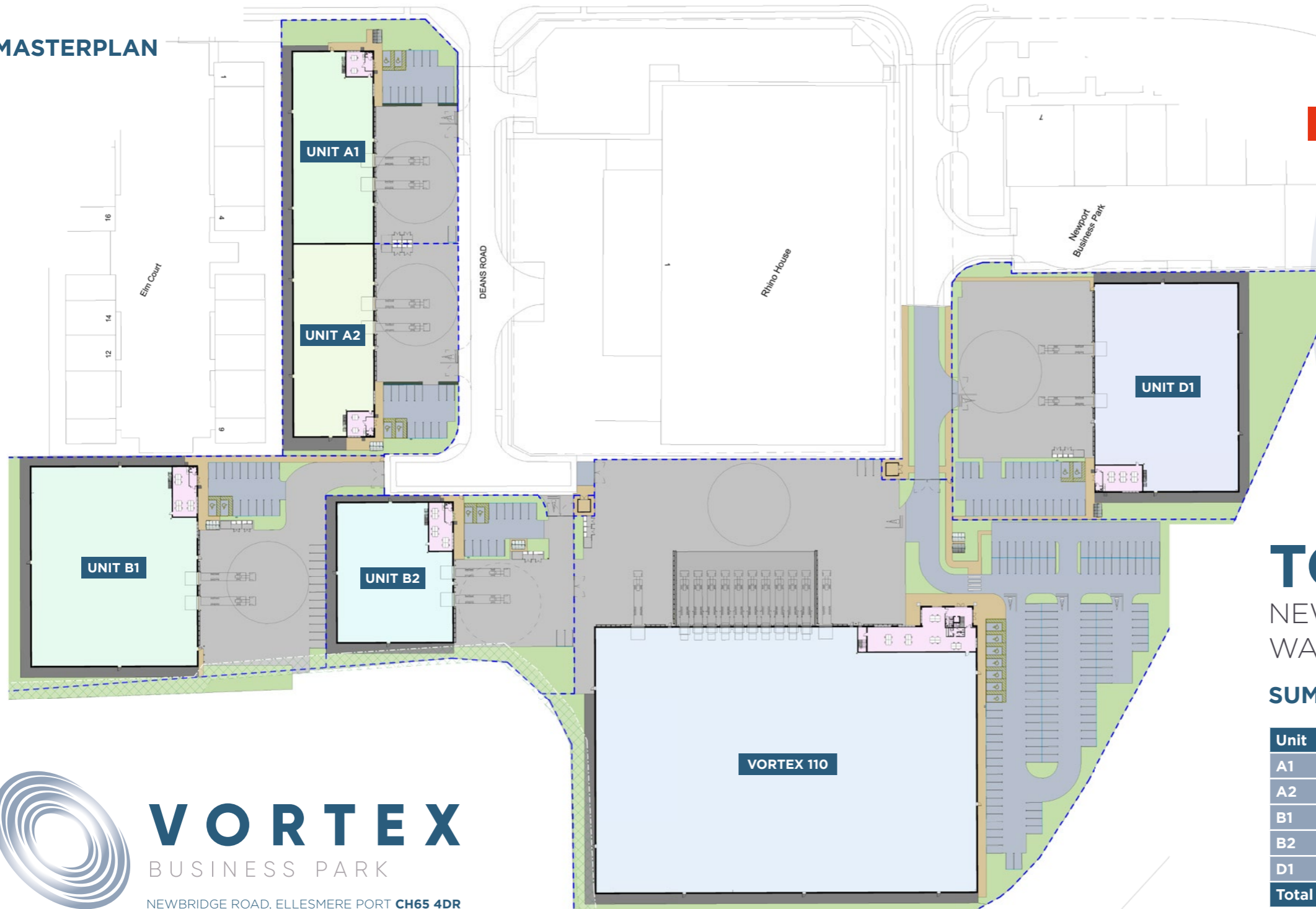


FLOOR LOADING 40KN/SQM



ABILITY TO CONNECT GAS

MASTERPLAN



[CLICK TO VIEW](#)

[VIDEO OF VORTEX](#)

TO LET

NEW MANUFACTURING/
WAREHOUSE UNITS

SUMMARY ACCOMMODATION

Unit	Sq Ft	Sq M
A1	15,636	1,453
A2	UNDER OFFER	
B1	UNDER OFFER	
B2	16,885	1,569
D1	30,311	2,816
Total	111,839	10,391



VORTEX

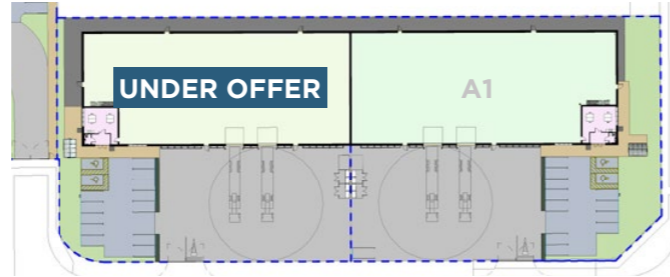
BUSINESS PARK

NEWBRIDGE ROAD, ELLESMERE PORT CH65 4DR

ACCOMMODATION



A2	SQ FT	SQ M	A1	SQ FT	SQ M
GF WAREHOUSE	14,387	1336.64	GF WAREHOUSE	14,387	1,336.64
GF OFFICE	624	58.00	GF OFFICE	624	58.00
FIRST FLOOR	624	58.00	FIRST FLOOR	624	58.00
TOTAL	15,636	1,453	TOTAL	15,636	1,453



Site Area 0.84 acres
Power 250 kva
Yard Depth 25m
Eaves Height 7.5 metres
Car Parking Spaces 14

Site Area 0.84 acres
Power 250 kva
Yard Depth 25m
Eaves Height 7.5 metres
Car Parking Spaces 14



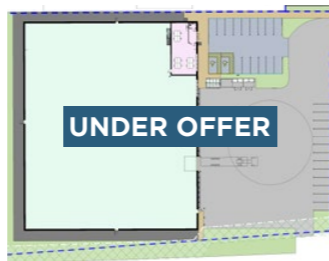
B2	SQ FT	SQ M
GF WAREHOUSE	14,581	1354.60
GF OFFICE	1,152	107.00
FIRST FLOOR	1,152	107.00
TOTAL	16,885	1,569



Site Area 0.96 acres
Power 250 kva
Yard Depth 36m
Eaves Height 10 metres
Car Parking Spaces 17



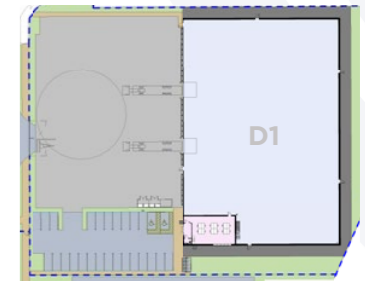
B1	SQ FT	SQ M
GF WAREHOUSE	31,067	2886.18
GF OFFICE	1,152	107.00
FIRST FLOOR	1,152	107.00
TOTAL	33,371	3,100



Site Area 1.70 acres
Power 500 kva
Yard Depth 33m
Eaves Height 10 metres
Car Parking Spaces 17



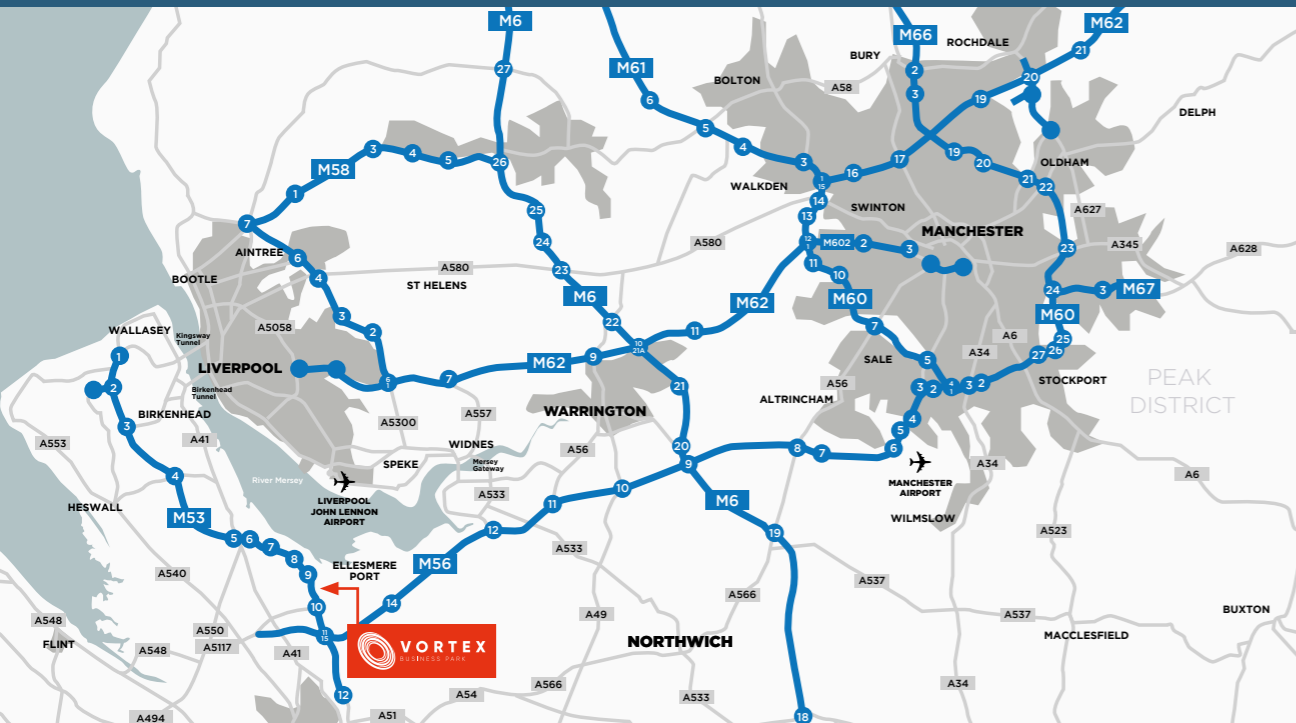
D1	SQ FT	SQ M
GF WAREHOUSE	27,965	2598.07
GF OFFICE	1,173	109.00
FIRST FLOOR	1,173	109.00
TOTAL	30,311	2,816



Site Area 1.90 acres
Power 500 kva
Yard Depth 42.5m
Eaves Height 10 metres
Car Parking Spaces 27

THE DEVELOPMENT IS SITUATED OFF NEWBRIDGE ROAD, ELLESMERE PORT AND BENEFITS FROM QUICK AND EASY ACCESS TO JUNCTIONS 9 AND 10 OF THE M53 WHICH IN TURN GIVES ACCESS TO THE M56 AND THE WIDER NATIONAL MOTORWAY NETWORK.

THE AREA IS AN ESTABLISHED INDUSTRIAL LOCATION WITH A WIDE VARIETY OF MANUFACTURING AND DISTRIBUTION COMPANIES.



DRIVE TIMES

M53	3 Mins
M56	10 Mins
Liverpool	30 Mins
Manchester	55 Mins
Warrington	35 Mins
Port of Liverpool	40 Mins
Liverpool John Lennon Airport	30 Mins
Manchester International Airport	30 Mins



CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

TERMS

The manufacturing units/warehouses are available by way of new leases on terms to be agreed.

FURTHER INFORMATION

For further information please contact the joint letting agents:

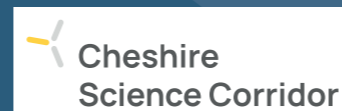
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FREPORT STATUS

Vortex is located within the Liverpool City Region freeport zone. Prospective tenants of the Vortex development will have the ability to apply for customs status which provides customs benefits including import duty and VAT suspension.

Further information is available [here](#).



Vortex Business Park is part-funded by the European Regional Development Fund 2014-2020 Programme



EUROPEAN UNION
European Regional Development Fund

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