

UNIT 1 SOLD TO
safestore

JCT 8 M53 • ELLESMERE PORT

north45
side

READY FOR IMMEDIATE OCCUPATION

FOR SALE / TO LET

NEW BUILD INDUSTRIAL / DISTRIBUTION UNIT

44,500 sq ft (4,134 sq m)

A DEVELOPMENT BY

MARSHALL



spl international
saving you better

REGATA
GREAT OUTDOORS

progroup

STELLANTIS

SCANIA

BARGAIN
MAX

M53

NORTH RD

PHASE 1 - Northside 52
safestore

J8

northside45

ROSSMORE RD EAST



DESCRIPTION

The proposed scheme comprises a high quality detached warehouse / distribution unit with ancillary offices.

The unit will be of steel portal frame construction on a self contained secure site.

new build industrial distribution unit
44,500 sq ft (4,134 sq m)



WAREHOUSE /
DISTRIBUTION
UNIT



44,500 SQ FT
(4,134 SQ M)



STEEL PORTAL
FRAME
CONSTRUCTION



SELF
CONTAINED
SECURE SITE



| | SQ M | SQ FT |
|---------------------------------|----------------|---------------|
| Warehouse | 3793.40 | 40,832 |
| Ground Floor Office and Amenity | 219.63 | 2,364 |
| First Floor Office | 200.59 | 2,159 |
| TOTAL | 4213.62 | 45,355 |



9.0 M TO UNDERSIDE OF HAUNCH



2 STOREY INTEGRAL OFFICES



3 DOCK LOADING DOORS



1 LEVEL ACCESS DOORS



SECURE SITE



UP TO 48 CAR PARKING SPACES



'BREEAM' VERY GOOD

LOCATION

Northside 45 is located at Junction 8 of the M53, providing direct access to Ellesmere Port and the surrounding areas. The M53 can be directly accessed from the M56 providing access to the regional motorway network.

Major operators within the locality include Vauxhall Motors, Nynas, DHL, Scania, SPL International, Essar and Pro-group. Following the M53 north east are large commercial centres including Bromborough, Port Sunlight and Birkenhead.

Northside 45 is located 1.6 km (1 mile) north of Ellesmere Port Town Centre, 1.4 km (0.87 miles) north west of Ellesmere Port Train Station, and 1.2 km (0.75 miles) from Overpool Train Station. Chester Town Centre is located less than 10.5 km (6.5 miles) to the south.



DRIVE TIMES FROM NORTHSIDE 45

| Destination | Miles | Mins |
|-------------------------------|-------|------|
| M6/M56 Intersection | 21 | 21 |
| Port of Liverpool | 23 | 37 |
| Liverpool John Lennon Airport | 28 | 28 |
| Manchester Airport | 32 | 32 |
| Holyhead | 87 | 96 |



LIVERPOOL JOHN LENNON AIRPORT
28 minutes



ELLESMERE PORT TRAIN STATION
5 minutes



M6/M56 INTERSECTION
21 minutes



PORT OF LIVERPOOL
37 minutes



MANCHESTER INTL. AIRPORT
32 minutes

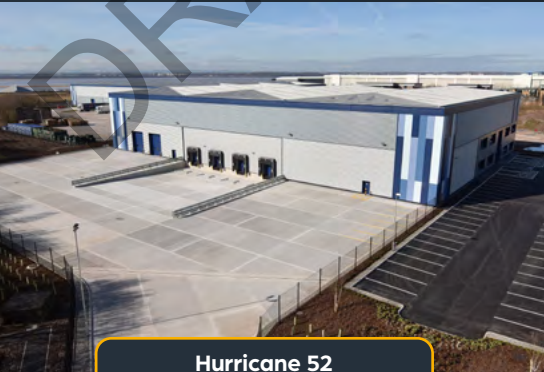


STRATEGICALLY
LOCATED AT
JCT 8 M53



IMAGE GALLERY





Hurricane 52
Estuary Business Park South Liverpool L24 8RF



Daresbury Park
Daresbury Cheshire J11 M56



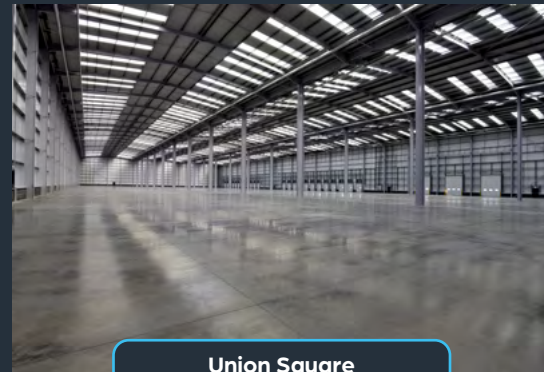
Stealth 525
Welsh Road Northern Gateway Deeside CH5 2RD



Stealth 130
Welsh Road Northern Gateway Deeside CH5 2RD



Radar
Radway Green Crewe J16 M6



Union Square
Fifth Avenue Trafford Park Manchester M17 1DS

MARSHALL DEVELOPMENTS

A Family Run Business For Over 120 Years

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail.

A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



**BEST
IN CLASS**

Technical Team & Consultants



**LIVE
PROJECTS**

focused in the
NW region



ESG

Developing to
BREEAM very good



FOCUSED
Home Team



**PRIVATELY
OWNED**



TENURE

The unit will be available on a Long Leasehold/Leasehold basis on terms to be agreed.

RATES

Upon application.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

CONTACTS

For further information, please contact the sole agents.

Alex Perratt
alex@b8re.com

Jon Thorne
jon@b8re.com

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. *All images contained in this brochure are for illustrative purposes only, and show units which have been developed and constructed by Marshall Construction & Commercial Development Projects. September 2023. Designed and produced by Creativeworld. T: 01282 858200.

A DEVELOPMENT BY

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