

To Let | Industrial Unit

CBRE

Unit 1b, Cloister Way

31,349 sq ft (2,912 m²)



UNIT 1B,
CLOISTER WAY,
OFF BRIDGES ROAD,
ELLESMERE PORT,
CH65 4EL

SECURE SELF-CONTAINED SITE EXTENDING TO 2.5 ACRES PROVIDING A LOW SITE DENSITY OF 29%



Highly specified
industrial warehouse



Steel portal frame
construction



To be fully
refurbished



TO LET
UNIT 1B, CLOISTER WAY, ELLESMERE PORT (31,349 SQ FT)

Situation

Location

Description

Further Information



Stanlow



SOUTH RD

Unit 1B
Cloister Way



CLOISTER WAY

CHARTERHOUSE CL

Location

Ellesmere Port is recognised as an established commercial location in the North West and situated approximately 13 miles south of Liverpool, 7 miles north of Chester and 39 miles south west of Manchester.

The area benefits from excellent road communications, situated adjacent to the M53 providing access to Birkenhead and Liverpool via the Mersey Tunnel to the North and the M56 to the south.

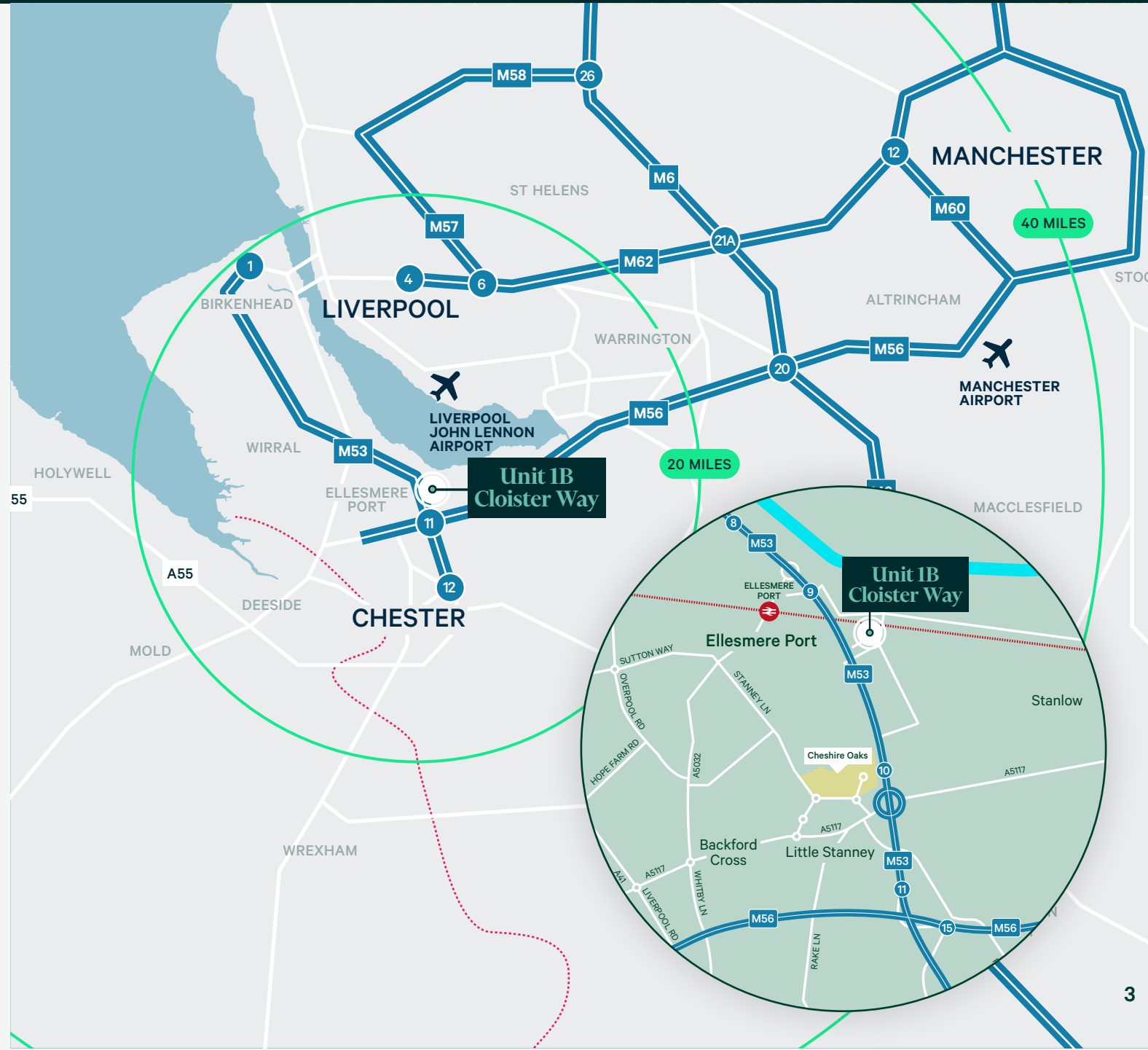
The M56 in turn links to the M6, approximately 20 miles to the east. Furthermore, the A55 provides quick and easy access to North Wales, Anglesey and the Port of Holyhead. Following the M53 north east are large commercial centres including Bromborough, Port Sunlight and Birkenhead.

1.5

MILES TO J9 OF THE M53 MOTORWAY

2.6

MILES TO J15 OF THE M56 MOTORWAY



Description



**Unit 1B
Cloister Way**

ACCOMMODATION

FLOOR	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	25,370	2,357
Ground Floor (Office)	3,113	289
Ground Floor (Office)	2,867	266
TOTAL	31,349	2,912



PROFILE METAL CLAD
ELEVATIONS



STEEL PORTAL FRAME
CONSTRUCTION



6.15 METRE EAVES WITH A
HIGH BAY SECTION OF 10M



2NO. LEVEL ACCESS
LOADING DOORS



2 STOREY
OFFICE



SECURE FENCED
AND GATED YARD



61 CAR PARKING
SPACES

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Terms

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates

Interested parties should make their own enquiries to the local authority.

EPC

Available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction

Viewings

For further information please contact the sole agents:-

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