



UNIT 1
NORTH
ROAD

TO LET

**SELF CONTAINED INDUSTRIAL/MANUFACTURING/DISTRIBUTION FACILITY
138,263 SQ FT (12,845 SQ M) ON A SITE OF 8.36 ACRES**

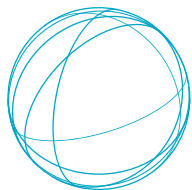
Unit 1 North Road is located from Junction 7 of the M53, providing direct access to Ellesmere Port and the surrounding areas.

**UNIT 1, NORTH ROAD, VAUXHALL
SUPPLY PARK, CHESHIRE, CH65 1BL**

- Substantial loading yards
- Facility to be refurbished
- Major operators within the local area

MANAGED BY

Langtree



UNIT 1 NORTH ROAD

Unit 1 North Road is located from Junction 7 of the M53, providing direct access to Ellesmere Port and the surrounding areas. A 138,263 sq ft self-contained industrial/manufacturing/distribution facility with offices, ground floor canteen, secure car park/yard areas within the wider Vauxhall Supplier Park in Ellesmere Port, Cheshire.



THE DETAILS

The property comprises a self-contained industrial/manufacturing/distribution facility with the following specification:

- | Modern steel portal frame construction
- | Insulated cladding to roof and elevations
- | 2 storey office/amenity block to the front gable end - 8.3% office content
- | Ground floor canteen
- | Site area of 8.36 acres (40% site coverage)
- | A mix of dock and level access loading doors with drive through covered loading area
- | 40m yard depth
- | Dedicated front car park
- | Sprinkler system including sprinkler tank and sprinkler pipework/heads in warehouse
- | Security hut/access barriers
- | Substantial power supply
- | 7.2 m to eaves and 8.1 m to apex
- | Large concrete yard
- | Dedicated access direct into adjacent Vauxhall Motors manufacturing plant
- | Secure enclosed site

THE LOCATION

The unit is located adjacent to the manufacturing facility and has direct access to junction 7 of the M53 via North Road and additionally via West Road to Junction 6. Both junctions are within approximately 2 miles and in turn lead to the M56/M6 and the national motorway network beyond.

Major operators within the locality include Vauxhall Motors, Nynas, DHL, Scania, SPL International, Essar and Honeywell.

SAT NAV

CH65 1BL

CONNECTIVITY

From CH65 1BL

Miles



ROAD

J7 of the M53	1
J14 of the M56	8
J21A of the M56	25



RAIL

Liverpool Station	1
Chester Station	8



AIR

Liverpool Airport	25
Manchester Airport	33



PORTS

Port of Liverpool and L2	17
Hull	137
Immingham	138



DRIVE TO M53 J7 & J8
AND 32 MINS TO M6 J20



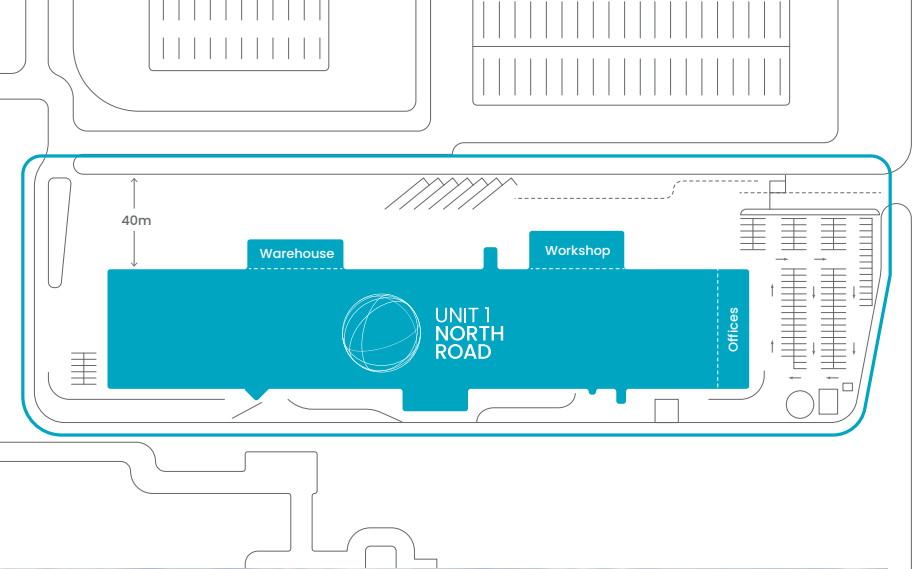
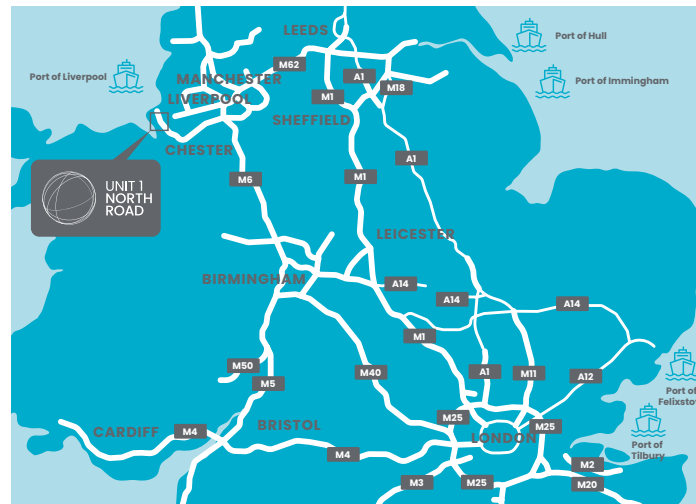
560,000 SKILLED WORKFORCE
WITHIN A 30 MINUTE DRIVE

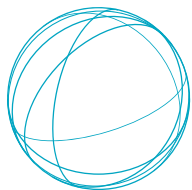


10 MILLION CONSUMERS
ARE WITHIN ONE HOUR
OF ELLESMERE PORT



1/3 OF BRITISH INDUSTRY
WITHIN ONE HOUR'S DRIVE





UNIT 1 NORTH ROAD

SCHEDULE OF ACCOMMODATION

A total of 138,263 sq ft (12,845 sq m) is available across the following split:

Warehouse	126,748 sq ft / 11,775 sq m
Office GF	5,750 sq ft / 534 sq m
Office FF	5,765 sq ft / 535 sq m
Total Office*	11,515 sq ft / 1,070 sq m
Total	138,263 sq ft / 12,845 sq m

Floor areas are measured on a Gross Internal Basis.
*(8.3% office space)

TENURE – LEASEHOLD

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

VAT

Rents where quoted are exclusive of VAT.

RATES

The building is assessed in the 2017 list:

Unit 1, North Road	RV £467,500
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Please note this does not represent the rates payable and the ingoing tenant should rely on their own enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE

D100

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWINGS

Strictly via appointment with B8 Real Estate.



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www.langtreepp.co.uk/properties/unit-1-north-road

MANAGED BY

Langtree

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langtreepp.co.uk

The Agents for themselves and for the Seller/Lessor of this property who agents they are given 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. July 2022.

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