



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

ELM COURT

Newbridge Road, Ellesmere Port

New Workshop / Warehouse Units

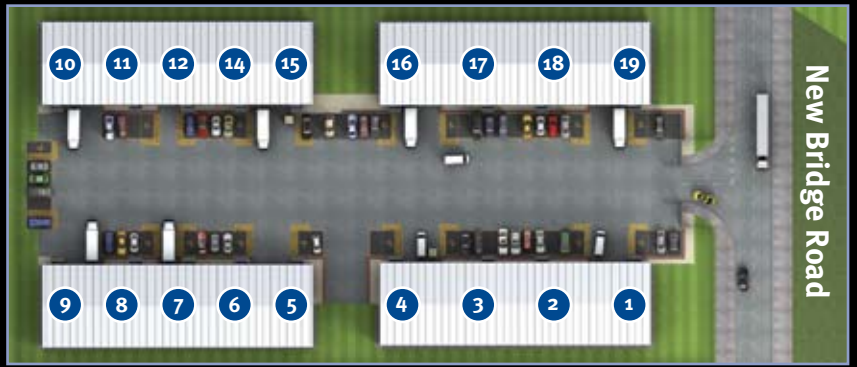
TO LET

UNITS FROM 1,101 SQ FT (102 SQ M)
TO 2,772 SQ FT (258 SQ M)



J10 / M53

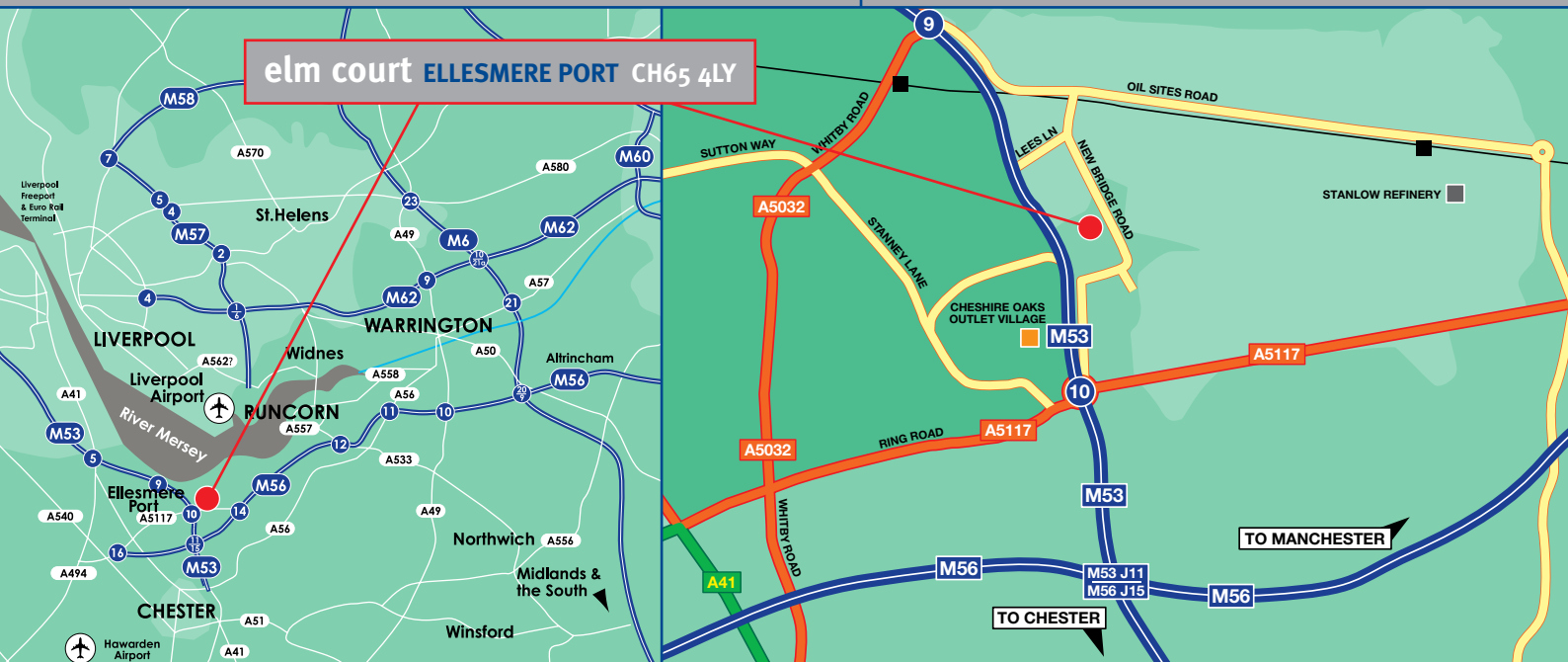
UNIT	SQ. FT.	SQ. M.	UNIT	SQ. FT.	SQ. M.
1	1,101	102	10	1,101	102
2	2,772	258	11	2,213	206
3	2,772	258	12	1,652	153
4	1,101	102	14	1,652	153
5	1,101	102	15	1,101	102
6	1,652	153	16	1,101	102
7	1,652	153	17	2,772	258
8	2,213	206	18	2,772	258
9	1,101	102	19	1,101	102
			TOTAL	30,928	2,873



Typical Site Plan Not to scale and for identification purposes only

The units will have composite profile cladding to all elevations with the front elevation having brickwork to 2m. The units will be 4.0m to haunch, have loading and personnel doors and a toilet block. Floors will have a loading of 37.5kn/m.

- 4M TO UNDERSIDE OF HAUNCH**
- BRICKWORK AND PROFILE COMPOSITE CLADDING**
- 37.5 KN/M FLOOR LOADING**
- ROLLER SHUTTER DOORS**
- PERIMETER SECURITY FENCING**
- GOOD CAR PARKING, CIRCULATION AND LOADING AREAS**



Where to find Elm Court, Newbridge Road, Ellesmere Port...

Elm Court is located in an extremely accessible position on Newbridge Road off Junction 10 of the M53 at Ellesmere Port. The site can also be accessed from Junction 9 from Oil Sites Road. The M53 provides direct access to Chester via Junction 12 within five miles and to Birkenhead and Liverpool via Junctions 1 and 2 within approximately 15 miles. Cheshire Oaks Outlet Village is close by, just off Junction 10.

Planning

Planning consent has been granted for industrial/warehouse uses.

VAT

All rents and other charges will be subject to VAT at the standard prevailing rate.

Terms

The units are available to let by way of Standard Northern Trust Company Limited, easy-in, easy-out terms.

Rent

On application.

WHITTLE JONES
 CHARTERED SURVEYORS
 01257 238 666
 www.whittlejones.com

Bolton Birch
 www.boltonbirch.com
 01244 311681



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 European Regional Development Fund

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