



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# ELM COURT

Newbridge Road,  
Ellesmere Port, CH65 4LY

New Workshop / Warehouse Units

## TO LET

UNITS FROM 1,096 Sq Ft (102 Sq M)  
TO 2,783 Sq Ft (259 Sq M)

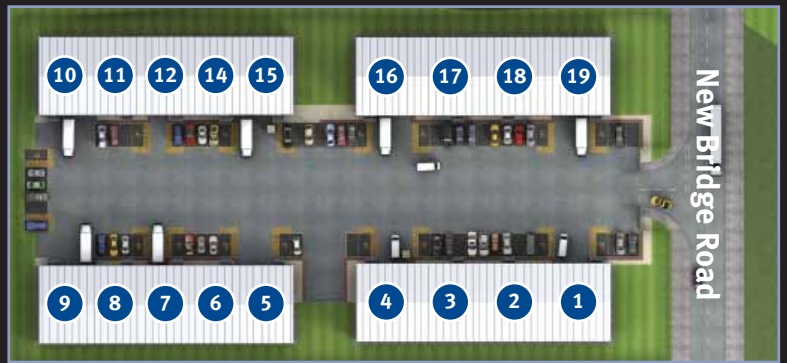


**J10 / M53**

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

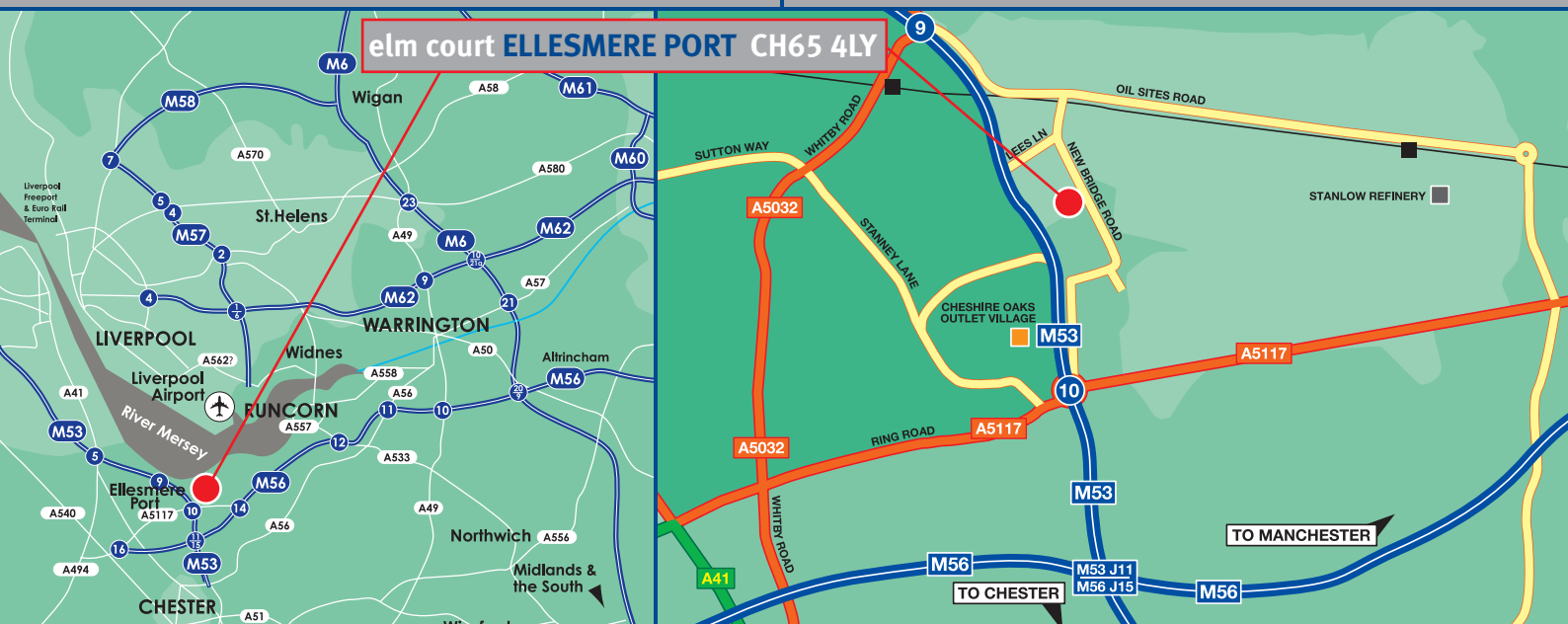
UNIT	Sq Ft	Sq M	UNIT	Sq Ft	Sq M
1	1,108	103	10	1,096	102
2	2,775	258	11	2,216	206
3	2,775	258	12	1,663	155
4	1,101	102	14	1,664	155
5	1,103	103	15	1,108	103
6	1,655	154	16	1,108	103
7	1,655	154	17	2,713	252
8	2,216	206	18	2,783	259
9	1,096	102	19	1,108	103
			TOTAL	30,943	2,878

Site Plan Not to scale and for identification purposes only



The development provides 18 new workshop/warehouse units finished with composite cladding to all elevations and brickwork to 2m on the front elevation. All of the units benefit from loading and personnel doors as well as a toilet block. The scheme has been arranged in four blocks with a generous yard area to the front, providing excellent circulation and parking.

- 4M TO UNDERSIDE OF HAUNCH**
- 37.5 KN/ M FLOOR LOADING**
- 3 PHASE ELECTRICAL SUPPLY**
- ROLLER SHUTTER DOORS**
- GOOD CAR PARKING, CIRCULATION AND LOADING AREAS**
- PERIMETER SECURITY FENCE**



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

Elm Court is situated in an extremely accessible location on Newbridge Road off Junction 10 of the M53 at Ellesmere Port. The site can also be accessed from Junction 9 of the M53 via Oil Sites Road. The M53 provides direct access to Chester and the Wirral as well as the M56 and the north west's wider motorway network beyond. The scheme provides an ideal base from which to service North Wales, Cheshire, Merseyside and the wider north west regions. Cheshire Oaks outlet village provides a wide range of facilities and is within a couple of minutes drive of the development.

### 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.

### Rent

On application.

### Terms

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

**Legat Owen**  
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**01244 408200**  
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A development by:



Project Part-Financed  
by the European Union  
European Regional  
Development Fund

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