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Ilkley Office

The Estate Office
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Keighley Office

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TO LET

High Bay Warehouse & Trade Counter Facility
5,000 sqft (465 sqm) approx.



Rent On Application

**UNIT 15 JUNCTION 8 BUSINESS PARK, ELLESMERE PORT,
CHESHIRE, CH65 3AS**

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Location

Junction 8 Business Park, Ellesmere Port have industrial units strategically located close to junction 8 of the M53, in a well established industrial/warehouse area on the outskirts of Ellesmere Port. It is ideally positioned within easy reach of Chester, Liverpool and Manchester.

Description

High bay warehouse and trade counter facility situated on the popular Junction 8 Business Park.

Accommodation

Internal

Ground Floor

High bay warehouse and trade counter facility together with toilet facilities and ancillary areas.

First Floor

Office accommodation

Total Gross Internal Floor Area
5,000 sqft 465 sqm approx.

External

Private parking and yard facility

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Warehouse & Premises
Rateable Value: £18,000
Uniform Business Rate for 2020/2021: £0.512

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel:

Terms

The property is currently held by way of a lease commencing on the 14th September 2015 and expiring on the 13th September 2025.

Rent

On application. Our clients are looking to assign their existing interest. Alternatively subject to terms being agreed there may be an opportunity to enter into a direct lease with the landlord.

Lease incentives to include rent free periods may be available – please speak to the agents.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

EPC commissioned

Legal Costs

The incoming tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

