



2 Roscliffe Road, Ellesmere Port, CH65 3AS

Detached Industrial / Warehouse Unit With A Large Secure Yard

Summary

Tenure	To Let
Available Size	12,190 sq ft / 1,132.49 sq m
Rent	Rent on application
Rateable Value	£37,000
EPC Rating	D (86)

Key Points

- Detached unit
- Large secure yard area
- Separate dedicated parking
- Within 1 mile of Jct 8 of the M53
- 6.6m eaves height
- 0.7 acre site
- 2 loading doors

2 Rossliffe Road, Ellesmere Port, CH65 3AS

Summary

Available Size	12,190 sq ft
Rent	Rent on application
Rateable Value	£37,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Location

The subject property is located on Rossliffe Road which forms part of the Rossmore Industrial Estate. The unit is approximately 1 mile to the west of Junction 8 of the M53. Nearby occupiers include Screwfix, Toolstation, Howdens, City Plumbing and Edmundson Electrical.

Description

The property comprises a detached industrial / warehouse unit of steel portal frame construction, with profile metal clad elevations and a pitched roof. The unit is accessed via an electrically operated drive in roller shutter door from the yard area, in addition there is a second loading door available on the rear gable elevation. The warehouse benefits from an eaves height of 6.6m and lighting throughout. Situated along the front side elevation is first floor office accommodation which incorporates a kitchen and WC's and is heated by way of gas central heating. Externally there is a large secure yard area and a separate car parking area. An additional external storage building is situated within the yard area

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse / Workshop	9,543	886.57
1st - Offices	1,928	179.12
Ground - External Store	719	66.80
Total	12,190	1,132.49

Terms

The property is available to rent by way of a new lease on FRI terms on a rent to be agreed.

Viewings

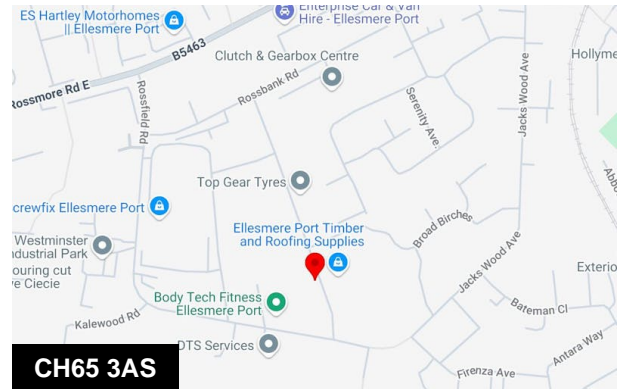
Strictly by appointment with joint agents:

Carter Towler - 0113 245 1447

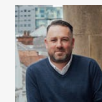
Sixteen Real Estate - 0161 461 1616

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



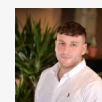
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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