

AVAILABLE NOW



VORTEX TO LET

BUSINESS PARK

NEWBRIDGE ROAD, ELLESMERE PORT CH65 4DR

MANUFACTURING/
WAREHOUSE UNIT

UNIT B2 16,885 SQ FT

CROFT BUSINESS PARK

LIVERPOOL CITY CENTRE

STELLANTIS

RIVER MERSEY

ELLESMERE PORT TOWN CENTRE

M53 JCT9



PROGROUP

HELIX BUSINESS PARK

COLISEUM SHOPPING PARK

M53

AIR PRODUCTS

CHESHIRE OAKS

MENZIES

HUWS GRAY

SAINSBURYS

LEXUS

SKODA

M53 JCT10

A5117

TO CHESTER & M56





VORTEX BUSINESS PARK IS A NEW BUILD INDUSTRIAL LOGISTICS/MANUFACTURING DEVELOPMENT EXTENDING TO APPROXIMATELY 210,000 SQ FT.

THE ESTATE IS SITUATED OFF NEWBRIDGE BRIDGE ROAD WITHIN AN ESTABLISHED INDUSTRIAL AND LOGISTICS LOCATION



EPC RATING OF 'A'



STEEL PORTAL FRAME CONSTRUCTION



10M EAVES HEIGHT



2 LEVEL ACCESS LOADING DOORS



SECURELY FENCED AND CONCRETED SERVICE YARD



GROUND FLOOR OFFICE (WITH ABILITY TO EXTEND TO FIRST FLOOR)



EV CHARGING POINTS



250KVA POWER SUPPLY



FLOOR LOADING 40KN/SQM



SOLAR PANELS



17 CAR PARKING SPACES

ACCOMMODATION

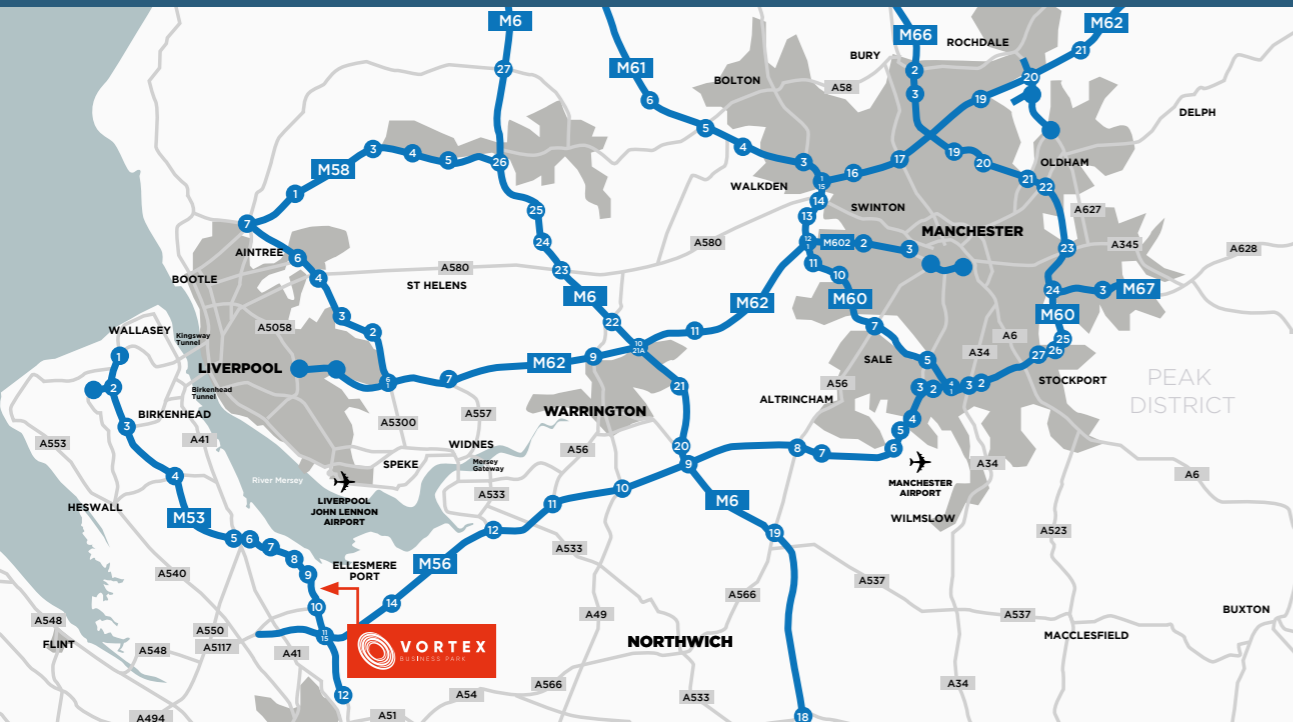


B2	SQ FT	SQ M
GF WAREHOUSE	14,581	1354.60
GF OFFICE	1,152	107.00
FIRST FLOOR	1,152	107.00
TOTAL	16,885	1,569



THE DEVELOPMENT IS SITUATED OFF NEWBRIDGE ROAD, ELLESMERE PORT AND BENEFITS FROM QUICK AND EASY ACCESS TO JUNCTIONS 9 AND 10 OF THE M53 WHICH IN TURN GIVES ACCESS TO THE M56 AND THE WIDER NATIONAL MOTORWAY NETWORK.

THE AREA IS AN ESTABLISHED INDUSTRIAL LOCATION WITH A WIDE VARIETY OF MANUFACTURING AND DISTRIBUTION COMPANIES.



DRIVE TIMES

M53	3 Mins
M56	10 Mins
Liverpool	30 Mins
Manchester	55 Mins
Warrington	35 Mins
Port of Liverpool	40 Mins
Liverpool John Lennon Airport	30 Mins
Manchester International Airport	30 Mins



FURTHER INFORMATION

For further information please contact the joint letting agents:

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 **Cheshire
Science Corridor**

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#).

We recommend you obtain professional advice if you are not represented.

TERMS

The manufacturing units/warehouses are available by way of new leases on terms to be agreed.

AML

The manufacturing / warehouse units are available by way of new leases direct from the landlord. In Accordance with Anti Money Laundering Regulations the tenant will be required to satisfy the relevant checks prior to exchange of contracts.

FREEPORT STATUS

Vortex is located within the Liverpool City Region freeport zone. Prospective tenants of the Vortex development will have the ability to apply for customs status which provides customs benefits including import duty and VAT suspension.



Further information is available [here](#).

Vortex Business Park is part-funded by the European Regional Development Fund 2014-2020 Programme



EUROPEAN UNION
European Regional Development Fund

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