



















ELLESMERE PORT, JUNCTION 8, M53, CH65 3AW





















DESCRIPTION

Junction 8 Business Park has recently undergone a comprehensive refurbishment and provides units which benefit from the following specification:

- Steel portal frame construction
- Eaves height up to 6.7m
- New profiled steel cladding elevations
- New insulated profiled cladding on the roof
- Painted concrete floors
- Access via motorised roller shutter doors
- 100 amp three phase electrical supply
- Office and WC facilities
- The site is secured with steel mesh fencing, with gates to all site entrances
- Enhanced landscaping
- New site wide CCTV installation























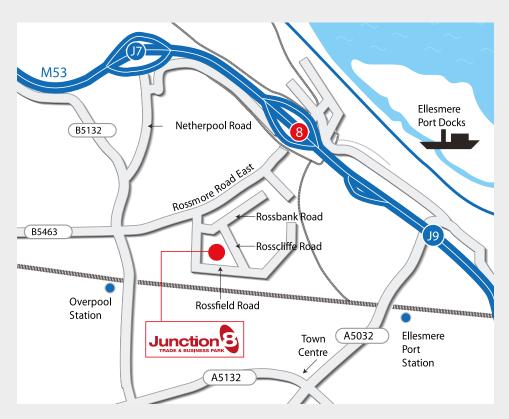








LOCATION





















Occupiers include:

Unit 3 Edmundson Electrical

Unit 4 J8 Tile & Stone Unit 4a Label Factory

West Midlands Ambulance Ssrvice Unit 5

ECT Group plc Unit 5a Unit 7a J8 Tile & Stone

Unit 7b Eurocell

Unit 7c/d City Plumbing Supplies Unit 7e/f Howdens Joinery Co.

Unit 7g/h Screwfix Unit 8 DS Smith Unit 9 Toolstation Unit 10 Speedy Hire

Unit 11 Arco

Unit 12 Wolseley UK Ltd (Plumb Center)

The Post Office Unit 13/14 FP & S Ports Unit 15

Unit 16 City Electrical Factors Unit 17/18 **Granite Transformations** C A Design & Printing **Unit 19** Unit 20 Newey & Eyre Ltd Unit 23 Database Direct Limited

Unit 24 Owen Springs

Age Concern Cheshire Unit 25





















AERIAL



















GALLERY





















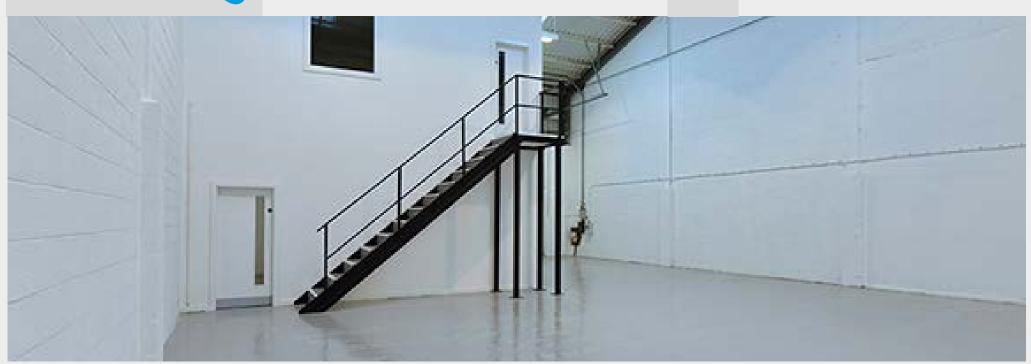




































GALLERY























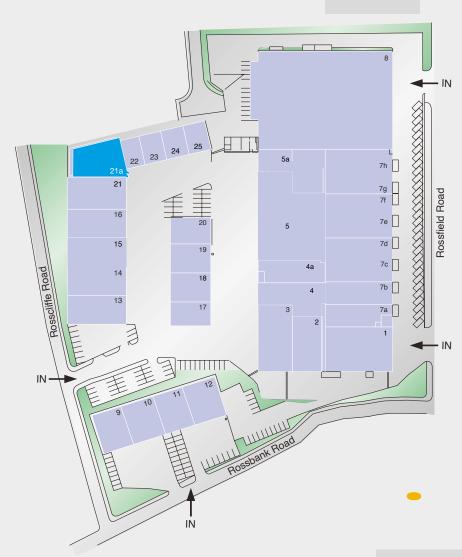






UNIT	AREA (ft sq)	AREA (m sq)	RENT	SPEC CLICK TO DOWNLOAD
Yard 21a	3,724	346	£2,900	-
2	5,830	541.6	£37,895	
22	2,000	185.8	£14,000	























FURTHER INFO & CONTACT

TERMS

Units are available by way of a new flexible Full Repairing and Insuring lease for a term of years to be agreed.

The Landlord RLAM complies with the code of Leasing Practice 2007.

VIEWING

For further information or to arrange an appointment to view, please contact the joint agents:

Darren Hill

Nick Harrop

at CBRE on 0151 224 7666 at Hitchcock Wright & Partners on 0151 227 3400

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