



**HOWDENS**  
JOINERY CO.

**arco**  
Experts in Safety



**BENCHMARK**  
Kitchens and Joinery



# TO LET

Trade Counter & Warehouse Units  
from 1,800 sq ft (167 sq m)



ELLESMERE PORT, JUNCTION 8, M53, CH65 3AW

**Hitchcock Wright & Partners**  
CHARTERED SURVEYORS  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

**CBRE**

+44 (0)151 224 7666  
[www.cbre.co.uk](http://www.cbre.co.uk)



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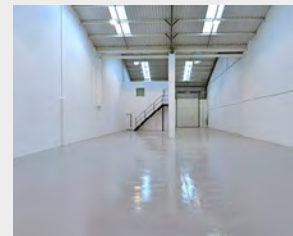
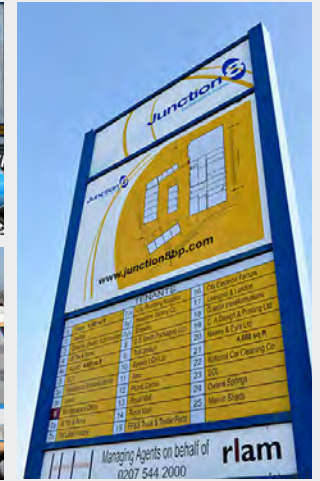
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## DESCRIPTION

**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

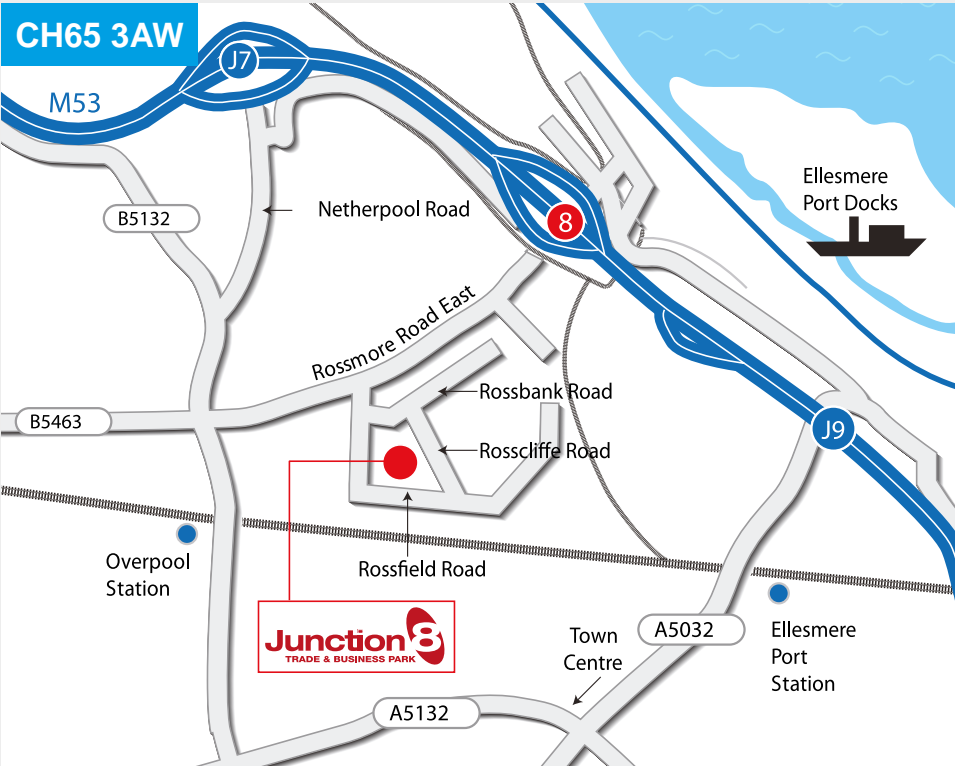




# Junction8

TRADE & BUSINESS PARK

## LOCATION





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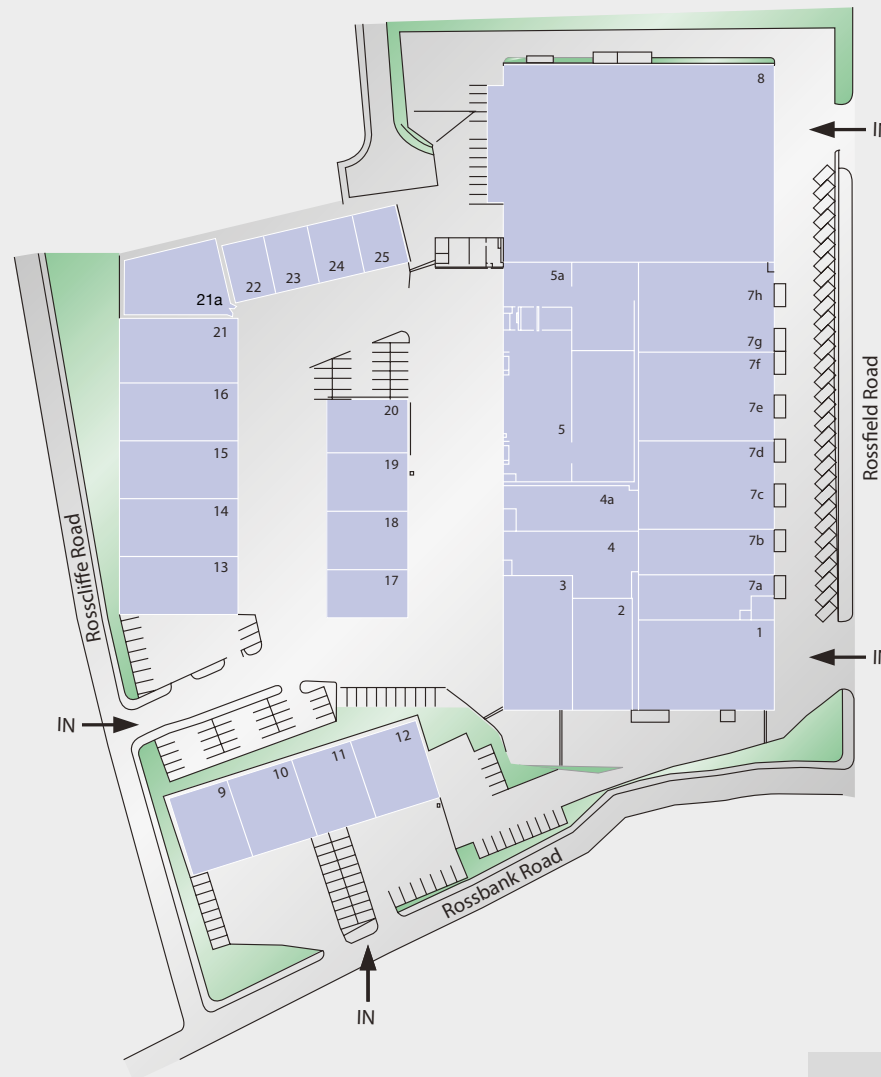
# Junction 8

TRADE & BUSINESS PARK

Occupiers include:

<b>Unit 3</b>	Edmundson Electrical
<b>Unit 4</b>	J8 Tile & Stone
<b>Unit 4a</b>	Label Factory
<b>Unit 5</b>	West Midlands Ambulance Service
<b>Unit 5a</b>	ECT Group plc
<b>Unit 7a</b>	J8 Tile & Stone
<b>Unit 7c/d</b>	City Plumbing Supplies
<b>Unit 7e/f</b>	Howdens Joinery Co.
<b>Unit 7g/h</b>	Screwfix
<b>Unit 8</b>	DS Smith
<b>Unit 9</b>	Toolstation
<b>Unit 10</b>	Speedy Hire
<b>Unit 11</b>	Arco
<b>Unit 12</b>	Wolseley UK Ltd (Plumb Center)
<b>Unit 13/14</b>	The Post Office
<b>Unit 15</b>	FP & S Ports
<b>Unit 16</b>	City Electrical Factors
<b>Unit 19</b>	C A Design & Printing
<b>Unit 20</b>	Newey & Eyre Ltd
<b>Unit 23</b>	Database Direct Limited
<b>Unit 24</b>	Owen Springs

SITE MAP







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Junction 8  
TRADE & BUSINESS PARK

AERIAL







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TRADE & BUSINESS PARK

GALLERY







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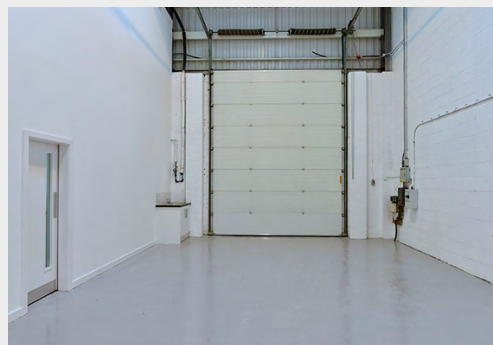
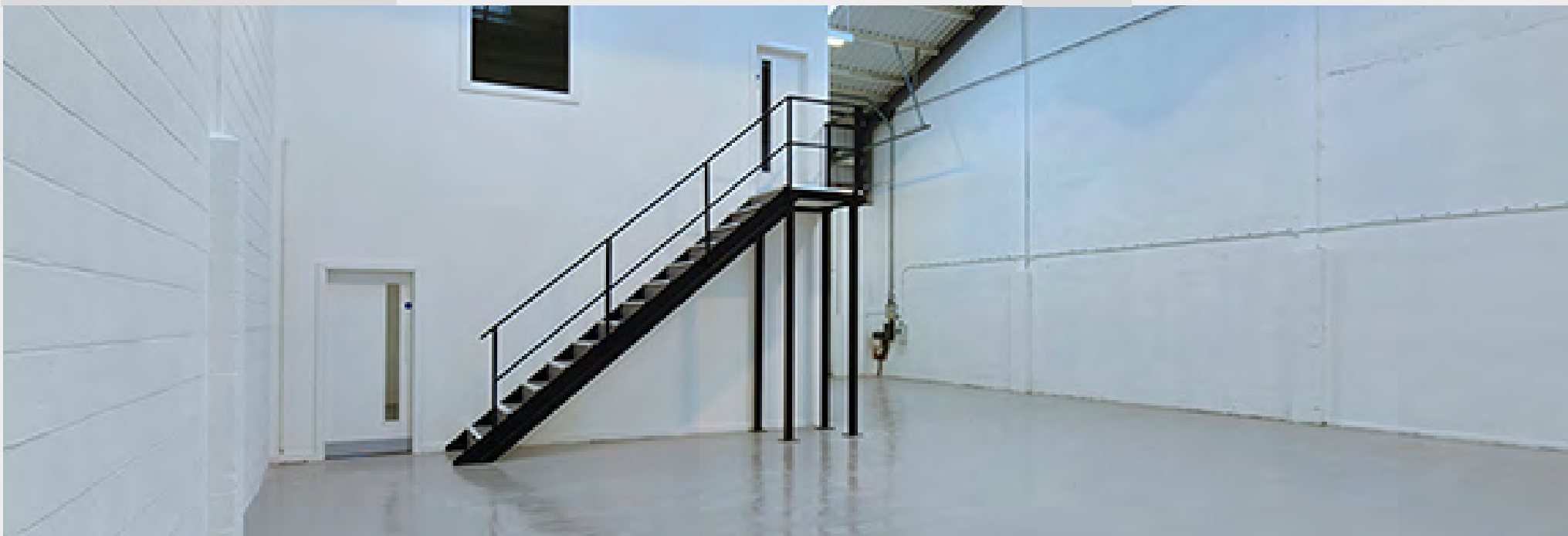
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GALLERY







GALLERY







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# Junction8

TRADE & BUSINESS PARK

UNIT	AREA (ft sq)	AREA (m sq)	RENT (pa plus VAT)	SPEC CLICK TO DOWNLOAD
7b	4,715	436	£40,077.50	
17	2,830	268	£22,640.00	
18	3,875	270	£31,000.00	
25	1,950	180	£17,550.00	







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[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

at CBRE on  
07590 485 287

### Nick Harrop

at Hitchcock Wright & Partners on  
0151 227 3400

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