

UNIT 1 SOLD TO  
**safestore**

JCT 8 M53 • ELLESMERE PORT

**north**45  
**side**

READY FOR IMMEDIATE OCCUPATION

**FOR SALE / TO LET**

**NEW BUILD INDUSTRIAL / DISTRIBUTION UNIT**

**45,355 sq ft (4,213.62 sq m)**

A DEVELOPMENT BY

**MARSHALL**





spl international  
serving you better

REGATTA  
GREAT OUTDOORS

progroup

STELLANTIS

SCANIA

BARGAIN  
MAX

M53

NORTH RD

J8

PHASE 1 - Northside 52  
safestore

northside45

ROSSMORE RD EAST





## DESCRIPTION

The proposed scheme comprises a high quality detached warehouse / distribution unit with ancillary offices.

The unit will be of steel portal frame construction on a self contained secure site.

**new build industrial distribution unit**  
**45,355 sq ft (4,213.62 sq m)**



WAREHOUSE /  
DISTRIBUTION  
UNIT



44,500 SQ FT  
(4,134 SQ M)



STEEL PORTAL  
FRAME  
CONSTRUCTION



SELF  
CONTAINED  
SECURE SITE





	SQ M	SQ FT
Warehouse	3,793.40	40,832
Ground Floor Office and Amenity	219.63	2,364
First Floor Office	200.59	2,159
<b>TOTAL</b>	<b>4,213.62</b>	<b>45,355</b>



9.0 M TO UNDERSIDE OF HAUNCH



2 STOREY INTEGRAL OFFICES



3 DOCK LOADING DOORS



1 LEVEL ACCESS DOORS



SECURE SITE



UP TO 48 CAR PARKING SPACES



'BREEAM' VERY GOOD



## LOCATION

Northside 45 is located at Junction 8 of the M53, providing direct access to Ellesmere Port and the surrounding areas. The M53 can be directly accessed from the M56 providing access to the regional motorway network.

Major operators within the locality include Vauxhall Motors, Nynas, DHL, Scania, SPL International, Essar and Pro-group. Following the M53 north east are large commercial centres including Bromborough, Port Sunlight and Birkenhead.

Northside 45 is located 1.6 km (1 mile) north of Ellesmere Port Town Centre, 1.4 km (0.87 miles) north west of Ellesmere Port Train Station, and 1.2 km (0.75 miles) from Overpool Train Station. Chester Town Centre is located less than 10.5 km (6.5 miles) to the south.



## DRIVE TIMES FROM NORTHSIDE 45

Destination	Miles	Mins
M6/M56 Intersection	21	21
Port of Liverpool	23	37
Liverpool John Lennon Airport	28	28
Manchester Airport	32	32
Holyhead	87	96



LIVERPOOL JOHN LENNON AIRPORT  
28 minutes



ELLESMERE PORT TRAIN STATION  
5 minutes



M6/M56 INTERSECTION  
21 minutes



PORT OF LIVERPOOL  
37 minutes



MANCHESTER INTL. AIRPORT  
32 minutes





**STRATEGICALLY  
LOCATED AT  
JCT 8 M53**



**UNIT 1**  
Northside 52  
**safestore**

**north45**  
**side**

ROSSMORE ROAD EAST

NORTH ROAD

25m Turning circle

25m turning circle



## IMAGE GALLERY







**Hurricane 52**  
Estuary Business Park South Liverpool L24 8RF



**Daresbury Park**  
Daresbury Cheshire J11 M56



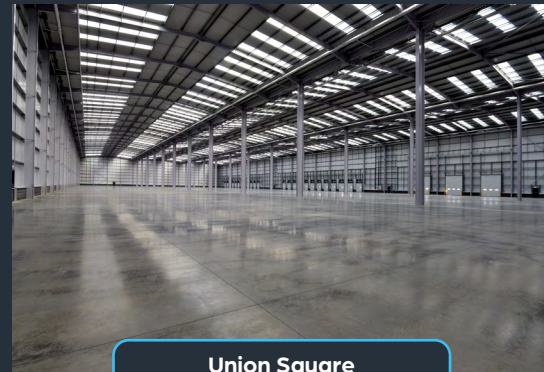
**Stealth 525**  
Welsh Road Northern Gateway Deeside CH5 2RD



**Stealth 130**  
Welsh Road Northern Gateway Deeside CH5 2RD



**Radar**  
Radway Green Crewe J16 M6



**Union Square**  
Fifth Avenue Trafford Park Manchester M17 1DS

# MARSHALL DEVELOPMENTS

## A Family Run Business For Over 120 Years

Originally founded in Elland, West Yorkshire in 1901 and now owned and run by the fourth generation of the family, the Marshall Group has built a solid reputation over the years for quality developments completed on schedule, to budget and with an unerring attention to detail.

A lot of our work comes through repeat business and client referral, a fact of which we are extremely proud.



**BEST IN CLASS**  
Technical Team & Consultants



**LIVE PROJECTS**  
focused in the NW region



**ESG**  
Developing to BREEAM very good



**FOCUSED**  
Home Team



**PRIVATELY OWNED**





## TENURE

The unit will be available on a Long Leasehold/Leasehold basis on terms to be agreed.

## RATES

Upon application.

## VAT

VAT will be applicable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

## CONTACTS

For further information, please contact the sole agents.

Alex Perratt  
alex@b8re.com

Jon Thorne  
jon@b8re.com

The Agents for themselves and for the Seller/Lessor of this property who agents they are give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. \*All images contained in this brochure are for illustrative purposes only, and show units which have been developed and constructed by Marshall Construction & Commercial Development Projects. May 2024. Designed and produced by Creativeworld. T: 01282 858200.

A DEVELOPMENT BY

**MARSHALL**

