



**UNIT 1b, Cloister Way, Off Bridges Road, Ellesmere Port, CH65 4EL**

**31,349 sq ft / 2,912 m<sup>2</sup>**

- Secure self-contained site extending to 2.5 acres providing a low site density of 29%
- Highly specified industrial warehouse
- Steel portal frame construction
- To be fully refurbished

## LOCATION

Ellesmere Port is recognised as an established commercial location in the North West and situated approximately 13 miles south of Liverpool, 7 miles north of Chester and 39 miles south west of Manchester.

The area benefits from excellent road communications, situated adjacent to the M53 providing access to Birkenhead and Liverpool via the Mersey Tunnel to the North and the M56 to the south.

The M56 in turn links to the M6, approximately 20 miles to the east. Furthermore, the A55 provides quick and easy access to North Wales, Anglesey and the Port of Holyhead.

Following the M53 north east are large commercial centres including Bromborough, Port Sunlight and Birkenhead.



## DESCRIPTION

The property comprises

- Profile metal clad elevations
- Steel Portal frame construction
- 6.15 metre eaves with a high bay section of 10m
- 2no. Level access loading doors
- 2 storey office
- Secure fenced and gated yard
- 61 car parking spaces

## ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQM)
WAREHOUSE	25,370	2,357
GROUND FLOOR OFFICE	3,113	289
FIRST FLOOR OFFICE	2,867	266
<b>TOTAL</b>	<b>31,349</b>	<b>2,912</b>



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