Bradford Office

2 Festival Square Little Germany Bradford BD1 5BD 01274 398729

Ilkley Office

The Estate Office 10 Castle Yard Ilkley LS29 9DT 01943 968522 Temple Chambers Russell Street Keighley BD21 2JT 01535 600097

Keighley Office



TO LET High Bay Warehouse & Trade Counter Facility 5,000 sqft (465 sqm) approx.



Rent On Application

UNIT 15 JUNCTION 8 BUSINESS PARK, ELLESMERE PORT, CHESHIRE, CH65 3AS

www.hayfieldrobinson.co.uk

UNIT 15 JUNCTION 8 BUSINESS PARK, ELLESMERE PORT, CHESHIRE, CH65 3AS

Location

Junction 8 Business Park, Ellesmere Port have industrial units strategically located close to junction 8 of the M53, in a well established industrial/warehouse area on the outskirts of Ellesmere Port. it is ideally positioned within easy reach of Chester, Liverpool and Manchester.

Description

High bay warehouse and trade counter facility situated on the popular Junction 8 Business Park.

Accommodation

Internal

Ground Floor

High bay warehouse and trade counter facility together with toilet facilities and ancillary areas.

First Floor

Office accommodation

Total Gross Internal Floor Area5,000 sqft465 sqm approx.

External

Private parking and yard facility

Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2017 non domestic rating list as follows:

Description: Warehouse & Premises Rateable Value: £18,000 Uniform Business Rate for 2021/2022: £0.512

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as the current rates liability.

Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel:

Terms

The property is currently held by way of a lease commencing on the 14th September 2015 and expiring on the 13th September 2025.

Rent

On application. Our clients are looking to assign their existing interest. Alternatively subject to terms being agreed there may be an opportunity to enter into a direct lease with the landlord.

Lease incentives to include rent free periods may be available – please speak to the agents.

V A T

All prices/rents are quoted exclusive of any VAT liability if applicable.

EPC

EPC commissioned

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

Further Information

Lisa Throupe 01535 600097/07966 300501 lisa@hayfieldrobinson.co.uk

lan Hayfield – 07966 336616 <u>ijh@hayfieldrobinson.co.uk</u>

Justin Robinson – 07966 336617 ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

