

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

Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



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**

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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 Area
5,000 sqft 465 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 to 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.

VAT

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

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

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.

