



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL

ELM COURT

NEWBRIDGE ROAD ELLESMERE PORT CH65 4LY



TO LET

18 WORKSHOP / STORAGE UNITS
FROM 1,096 - 2,783 SQ FT (102 - 259 SQ M)

www.northerntrust.co.uk



CH65 4LT
SAT NAV POSTCODE

ELM COURT

LOCATION

Elm Court is located on the eastern fringe of Ellesmere Port at Newbridge Road, and is ideally placed to take advantage of its proximity to both J9 & J10 of the M53 motorway which provides direct links to Liverpool, the M56 and wider regional motorway network.

Elm Court provides an ideal base from which to serve North Wales, Cheshire, Merseyside and the whole of the North West.

Cheshire Oaks Designer Outlet provides a wide range of facilities and is just a couple of minutes drive from the development whilst Ellesmere Port Town Centre is also less than 2 miles away.

SPECIFICATION

Elm Court comprises 18 individual units arranged in four blocks, providing a total of 30,943 sq ft of workshop / storage space, ranging in size from 1,096 to 2,783 sq ft.

Each unit includes:

- Steel portal frame construction with brick and composite panel elevations
- 4 m to underside of haunch
- 3 phase electrical supply
- 37.5 kn/m² floor loading
- Overhead sectional loading doors
- Good car parking, circulation and loading areas
- Secure / fenced site with CCTV

PLANNING

Planning consent has been granted for industrial / warehouse uses.

TERMS

The units are available to let by way of Northern Trust Company Limited's standard easy-in, easy-out terms.

VAT

All rents and other charges will be subject to VAT at the standard prevailing rate.

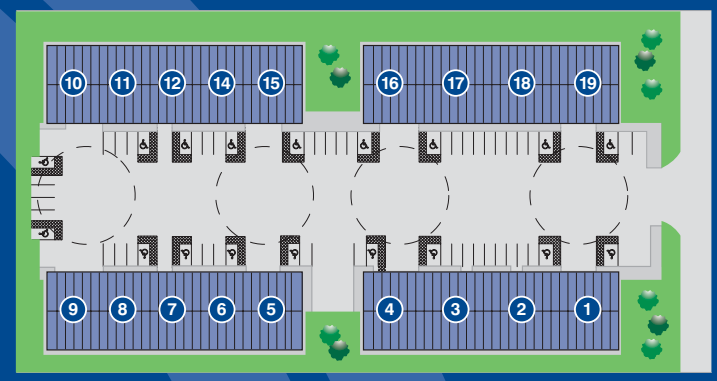
RENT

On application.

FURTHER INFORMATION

To arrange a viewing or for further information relating to this scheme please contact one of the joint agents.

SITE PLAN



ACCOMMODATION SCHEDULE

UNIT	SQ FT	SQ M	UNIT	SQ FT	SQ M
1	1,108	103	10	1,096	102
2	2,775	258	11	2,216	206
3	2,775	258	12	1,663	155
4	1,101	102	14	1,664	155
5	1,103	103	15	1,108	103
6	1,655	154	16	1,108	103
7	1,655	154	17	2,713	252
8	2,216	206	18	2,783	259
9	1,096	102	19	1,108	103
			TOTAL	30,943	2,878

WHITTLE JONES
CHARTERED SURVEYORS
01257 238 666
www.whittlejones.com

Legat Owen
CHARTERED SURVEYORS
0151 252 1144
www.legatowen.co.uk

Bolton Birch
www.boltonbirch.com
Shipgate House, Shipgate Street, Chester CH1 1RT
01244 311681

MISREPRESENTATION ACT
Legat Owen, Whittle Jones and Bolton Birch on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects; (iii) no partner and no person employed by Legat Owen, Whittle Jones and Bolton Birch has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Legat Owen, Whittle Jones and Bolton Birch. February 2009. Designed and produced by CW Advertising Tel: 01282 858200.



ELM COURT

SCHEDULE OF AVAILABILITY

Unit Number	SIZE SQ FT	SIZE SQ M	RENT (p.a.x)
1	1,108	103	£5,817.00
2	2,775	258	£15,262.50
8	2,216	206	£12,188.00
17	2,713	252	£14,921.50
18	2,783	259	£16,000.00

All units are available to lease on three year flexible lease arrangements with break options at the end of each year.

For further information or to arrange a viewing, please contact:

Jonty Goodchild @ Bolton Birch

Subject to Contract



01244 311 681

07968 160277

jonty@boltonbirch.com