

# TO LET / FOR SALE

**SELF-CONTAINED DETACHED INDUSTRIAL  
UNIT WITH OFFICES AND SECURE YARD ON  
A FENCED AND GATED SITE.**

**6,852 sq ft.**

**REDUCED RENT AND PRICE**

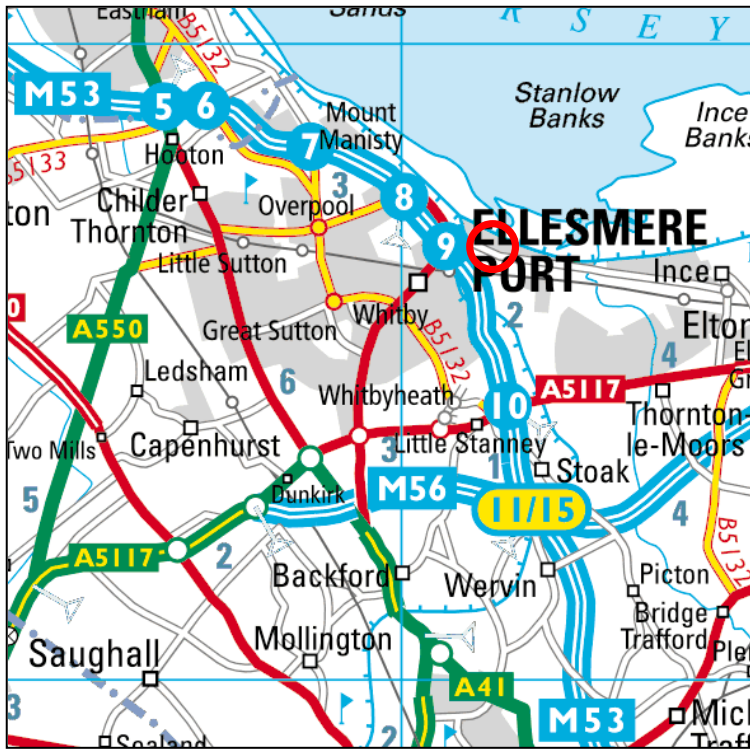


**Engineering Works, Canalside  
Off Oil Sites Road  
Ellesmere Port, Wirral  
CH65 4EN**

**Bolton  
Birch**

[www.boltonbirch.com](http://www.boltonbirch.com)

**01244 311681**



### Location

The subject property is located on Canalside which is accessed directly off Oil Sites Road within a quarter of a mile from Junction 9 of the M53 which is the principal motorway route through the Wirral Peninsula linking directly with the M56 and national motorway network beyond. This location is approximately one mile to the north of Ellesmere Port town centre, ten miles from Birkenhead and eight miles from Chester and is a well established area for industry benefitting from excellent access to the M53.

### Description

The subject property comprises two inter-connecting industrial / warehouse units which provide open plan workshop and warehouse space with accompanying office, WC and kitchen facilities. The larger and more modern of the warehouse units is of steel frame construction with elevations and roof of steel cladding and benefits from two large sliding up and over vehicle access doors. The smaller of the two warehouses is of a concrete frame construction with elevations and roof of sheeted asbestos. The offices benefit from carpeting, fluorescent strip lighting and a central heating system.

Externally there is a concrete yard / secure compound which is gated and fenced.

### Accommodation / Areas

The subject property has been measured on a Gross Internal Area basis in accordance with the Royal Institution of Chartered Surveyors Recommended Practice and we calculate that they extend to the following areas :-

6,852 sq ft (636.6 sq m)

### Terms

The premises are available by way of a new lease for a period to be agreed. Flexible terms are available.

Alternatively, consideration will be given to a sale of the long leasehold interest in the subject property. Further information available upon request.

### Rent / Price

Rent **Now Reduced To** £12,000 (twelve thousand pounds) per annum exclusive.

Price **Now Reduced To** £78,000 (seventy eight thousand pounds).

### VAT

All figures quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

### Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

Tel: 01244 311681

Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)

### Subject to contract

