



FOR SALE / TO LET AS A WHOLE OR IN PARTS

- **HQ Office Building** - 6,271 sq ft
- **Modern workshop accommodation** – 1,658 sq ft
- **Excellent parking provision** – 60 spaces
- **Secure open storage** – approximately 1.4 acres
- **CCTV** – covering the whole site



Lakeside
Ellesmere Port



SHELLWAY ROAD, ELLESMERE PORT, CH65 4LQ



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Location

The site is situated at the corner of Shellway Road and Newbridge Road with the latter linking onto the A5117 which in turn, provides direct access to junction 10 of the M53 motorway and within close proximity to Cheshire Oaks Leisure and Retail Park.

Distances From Lakeside

M53	0.9 miles	2 minutes
M56	1.7 miles	6 minutes
M6	19 Miles	24 minutes
Chester	7.4 miles	15 minutes
Liverpool Airport	21 miles	33 minutes
Liverpool City Centre	23 miles	29 minutes
Manchester Airport	31 miles	34 minutes
Manchester City Centre	38 miles	52 minutes

Source: The AA



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change Map](#)

Description

The site provides flexible workspace including:

A) OFFICES 6,271 Sq Ft

- High quality 2 storey, open plan and cellular offices including, carpeting throughout, suspended ceilings, CAT II lighting and gas fired central heating
- Cat5e cabling to floor boxes & perimeter trunking
- The main office has the benefit of comfort cooling
- 8 person passenger lift
- Male, female & disabled WC's
- Canteen / kitchen facilities
- Fire alarm and intruder alarm
- Staff restaurant
- Comms room
- Board Room
- Broadband / ADSL

B) WORKSHOP 1,658 Sq Ft

- Clear span working accommodation
- Gas fired warm air heating
- WC facilities
- 2 up and over roller shutter doors
- 3.7m eaves height

C) SECURE OPEN STORAGE 1.4 Acres

1.4 acres of secure fully fenced, surfaced yard

The site also benefits from 360 degree CCTV coverage.



Terms

Available For Sale or To Let, as a whole or in constituent Parts. Terms are available upon application to Legat Owen.

Rates

We would advise that the property has a rateable value of £47,500.

Rent

Upon application.

Legal Costs

Each party to bear their own legal costs in respect to the preparation of legal documentation.

Viewings

Strictly by prior appointment with the sole letting agents, Legat Owen

Stephen Wade

stephenwade@legatowen.o.uk.

Heather Lutton

heatherlutton@legatowen.co.uk

Tel – 0151 252 1144



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LegatOwen
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