20 & 20A ACCORD PLACE, TELFORD ROAD ELLESMERE PORT CH65 5EU

TO LET (MAY SELL)

- Established Industrial Location
- Warehouse with offices
- Secure Yard (502.4 sq m)



BA Commercial, 2 Friarsgate, Grosvenor St, Chester, CH1 1XG

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LOCATION

The property is on the established Thornton Road Industrial Estate, located very close to Junctions 9 & 10 of the M53.

Ellesmere Port is well located close to both the M53 and M56 - a strategic location, and suitable for a variety of industrial and distribution organisations.

Please refer to location plan.

DESCRIPTION

The premises comprise a warehouse/trade counter unit with prominent corner frontage and a large private yard. Construction is of steel portal frame, and clad with part brick work elevations, and part insulated cladding panels beneath a pitched roof incorporating approximately 10 % light panels.

The property has good quality kitchen areas and male, female and disabled toilets. There is a mezzanine over the offices providing additional storage space of 2,800 sq. ft.

Externally there is a secure self-contained yard with gated access and car parking.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

Rents/prices quoted are exclusive of, but may be liable to Value Added Tax.

EPC

A full copy of the Energy Performance Certificate is available upon request from the agents.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

Unit	SQ M	SQ FT
20	241.99	2,605
20 Mezzanine	260	2,800
20a	73.69	793
Total	575.68	6,198

TERMS

The unit is available on a new Full Repairing and Insuring lease for a term to be agreed. Alternatively, consideration will be given to a freehold sale.

RATES

Unit 2 Accord Place has a Rateable Value of £11,389.

Unit 20a Accord Place has a Rateable Value of £2,950.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



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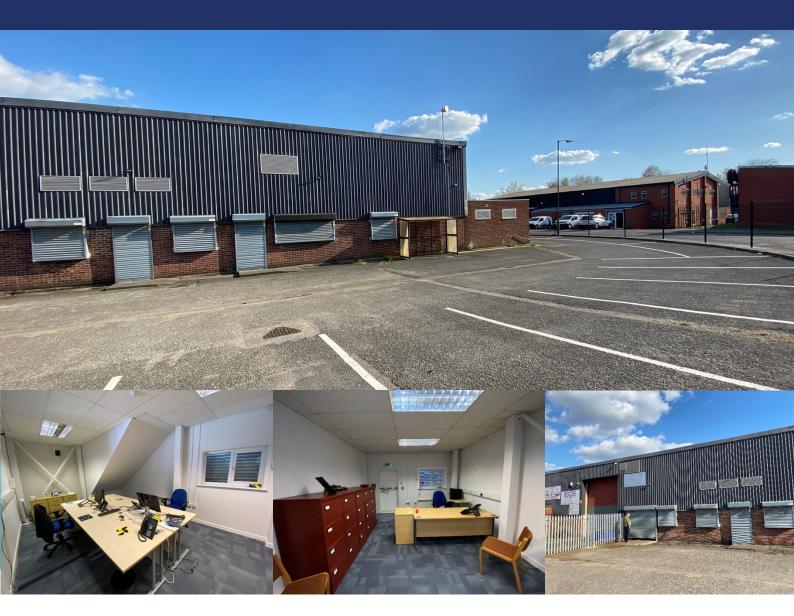
PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the joint agents BA Commercial, Chester 01244 351212 and Young & Co. 0161 885 3232 BA Commercial Robbie Clarke – 07741 320910 **Robbie.clarke@bacommercial.com**

Young & Co Dean Young - 07825 170475 <u>dean@youngandco.org.uk</u>



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