

COMMERCIAL &
INDUSTRIAL
AGENTS

Guy
WOODCOCK
AND COMPANY

DEVELOPMENT &
MANAGEMENT
SURVEYORS

0800 083 3216

TO LET

**ENTERPRISE PARK, TELFORD ROAD,
ELLESMERE PORT, CH65 5EP**



LOCATION

The site is situated in a prominent position alongside Junction 9 of the M53 motorway at Ellesmere Port. Enterprise Park is located within a larger industrial estate accessed along Thornton Road.

DESCRIPTION

A development of small industrial units constructed of brick elevations with mono-pitched roof incorporating translucent roof lights. The units are accessed via a single sectional vehicular access door and single timber pedestrian door. The units contain a single w.c and benefits from mains drainage, mains water, and three phase mains electricity.

Web Site: www.guywoodcock.com ■ Email: enquiries@guywoodcock.com

ACCOMMODATION

UNIT	SIZE	RENT	RATES PAYABLE	OCCUPANCY
7	833 sq ft	£325 pcm	£1,649.00 pa	12 month licence
9	936 sq ft	£350 pcm	£1,611.35 pa	12 month licence
11	1,054 sq ft	£395 pcm	TBA	12 month licence
12	1,054 sq ft	£395 pcm	TBA	12 month licence

TERMS

Occupation by way of a twelve month licence or new lease for three years or more.

VAT

All prices quoted are exclusive of, but maybe liable to, VAT at the standard rate prevailing.

VIEWING

Viewings strictly by appointment with Guy Woodcock and Company on 01244 817160.

Email: guy@guywoodcock.com

Or with our Joint Agents, Beresford Adams Commercial on Tel: 01244 351212 – Tom Creer.

DIRECTIONS

Leave the M53 at Junction 9 and head for Ellesmere Port Town Centre on Station Road, go over the railway bridge and take the second left down Cambridge Road and go straight over the crossroads onto Thornton Road and take the first left onto Telford Road. The unit is on the left hand side.



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