



**FOR SALE**

**PRODUCTION FACILITY/WAREHOUSE WITH OFFICES**

**234,182 SQ FT (21,756 SQ M)**

**14.08 ACRES (5.7 HECTARES)**

**⚡ AVAILABLE POWER SUPPLY 1.40 MVA**





# NORTH ROAD

ELLESMERE PORT  
CH65 1AB

TO LIVERPOOL AND  
THE MERSEY TUNNELS

EASTHAM  
REFINERY

M53

VAUXHALL  
CAR PLANT



PIONEER  
BUSINESS PARK

J7

NORTH RD

Honeywell

PORTAL  
BUSINESS CENTRE

LINK LOGISTICS PARK  
UNDER CONSTRUCTION  
107,000 - 655,000 SQ FT  
LOGISTICS UNITS

REGATTA  
GREAT OUTDOORS

M53

NORTH RD

TO RUNCORN AND  
M56/M6 MOTORWAYS

NORTH RD

ROFTEN  
GALVANISING  
LIMITED

EASTHAM  
COMMERCIAL







**SITE AREA 14.08 ACRES  
5.7 HECTARES**

ROFTEN  
GALVANISING  
LIMITED

EASTHAM  
COMMERCIAL

TRAILER  
PARKING

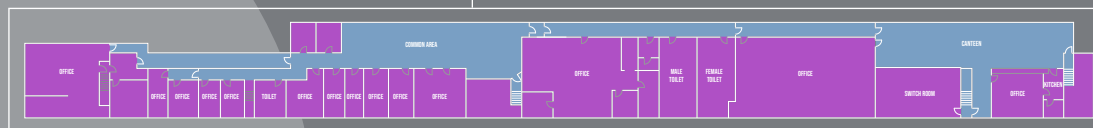
CAPACITY  
FOR  
APPROX  
130  
CARS

M53

NORTH RD

BOWATER SACKS BUILDING

OFFICES



The property comprises a substantial detached factory built we understand between 1957 and 1965 and originally forming part of the Bowater Containers Ltd complex.

The main factory benefits from ancillary offices at first floor level, ground floor stores, car parking fronting North Road and concrete surfaced yards to the side and rear.

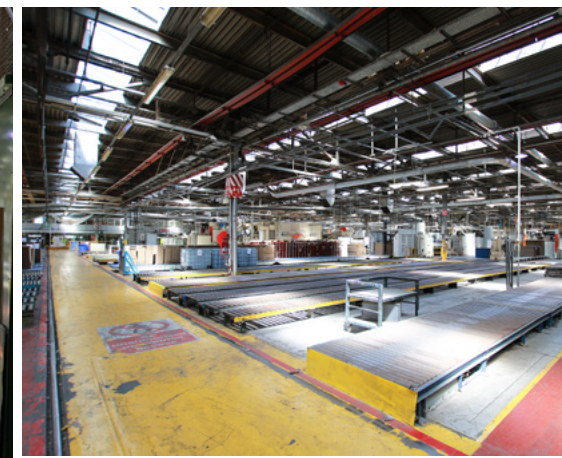
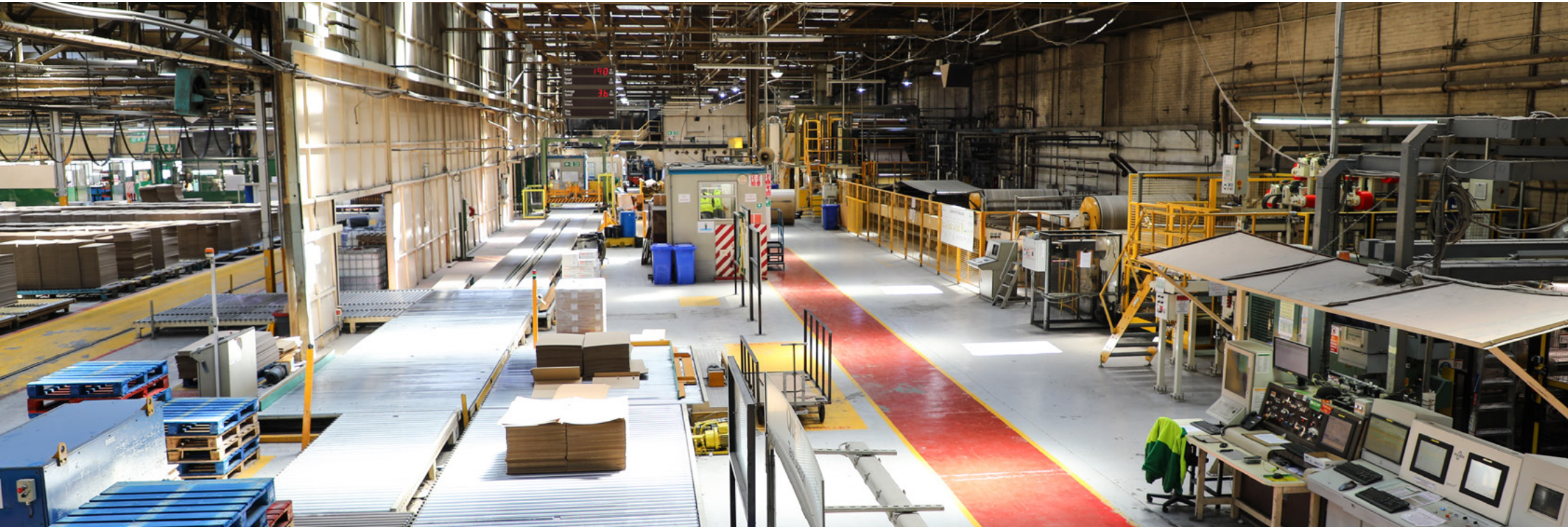
**The property is built to the following specification**

- Steel frame construction.
- Part breeze block part profile clad walls.
- Concrete floor.
- Unheated.
- Eaves height varying from 5.3 metres to 14.9 metres.
- Sprinkler system.

|                                | SQ FT          | SQ M          | EAVES (M)   |
|--------------------------------|----------------|---------------|-------------|
| <b>AREA 1</b>                  | <b>39,461</b>  | <b>3,666</b>  | <b>7</b>    |
| <b>AREA 2</b>                  | <b>103,959</b> | <b>9,658</b>  | <b>5.3</b>  |
| <b>AREA 3</b>                  | <b>33,465</b>  | <b>3,109</b>  | <b>7</b>    |
| <b>AREA 4</b>                  | <b>38,503</b>  | <b>3,577</b>  | <b>14.9</b> |
| <b>TOTAL GRD FLOOR FACTORY</b> | <b>215,388</b> | <b>20,010</b> |             |
| <b>GROUND FLOOR OFFICE</b>     | <b>5,414</b>   | <b>503</b>    |             |
| <b>TOTAL GROUND FLOOR</b>      | <b>220,802</b> | <b>20,513</b> |             |
| <b>FIRST FLOOR OFFICES</b>     | <b>13,380</b>  | <b>1,243</b>  |             |
| <b>TOTAL</b>                   | <b>234,182</b> | <b>21,756</b> |             |

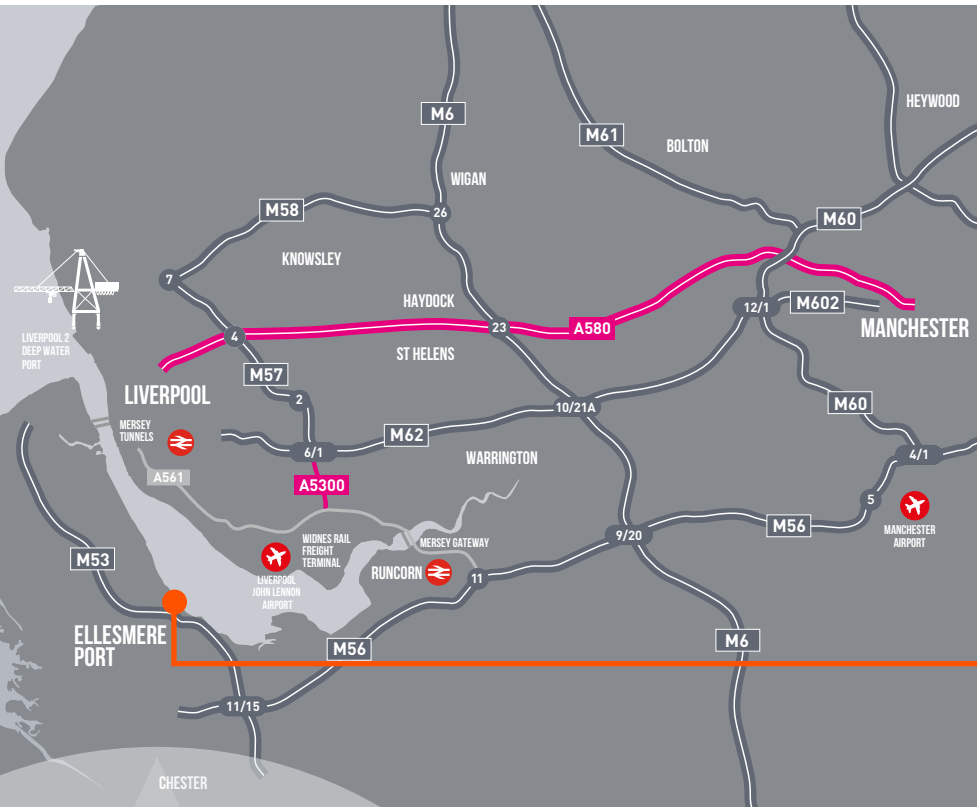
MANCHESTER SHIP CANAL











## LOCATION

North Road is a highly accessible location with direct access to Junction 7 of the M53 mid Wirral motorway and the national motorway network.



**Manchester Airport**  
31 miles - 40 mins  
**Liverpool Airport**  
23 miles - 30 mins



**J7 M53**  
1 mile - 5 mins  
**J11 M56**  
4 MILES - 10 mins





## CONTACT

For further information, please contact the joint sole agents.

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## EPC

Available on request.

## VAT

VAT will be applicable.

## TENURE

The property is held freehold under Title No CH186803.

## ADDITIONAL INFORMATION

A data room is available containing the following Information:

- Floor plans in CAD and PDF formats.
- Topographical survey in CAD and PD formats.
- Asbestos survey.
- Freehold title documents.
- Environmental report.
- Drainage plans.

## GUIDE PRICE

Our clients freehold interest is available with guide and further information available on application.

## RATEABLE VALUE

The property is entered in the 2017 Rating List as follows:  
Description: Factory and Premises  
Rateable value RV £382,500.