



TO LET
 Trade Counter & Warehouse Units
 from 1,800 sq ft (167 sq m)



ELLESMERE PORT, JUNCTION 8, M53, CH65 3AW

Hitchcock Wright & Partners
 CHARTERED SURVEYORS
0151 227 3400
www.hitchcockwright.co.uk

CBRE
 +44 (0)151 224 7666
www.cbre.co.uk



HOWDENS
JOINERY CO.

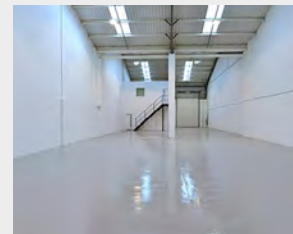
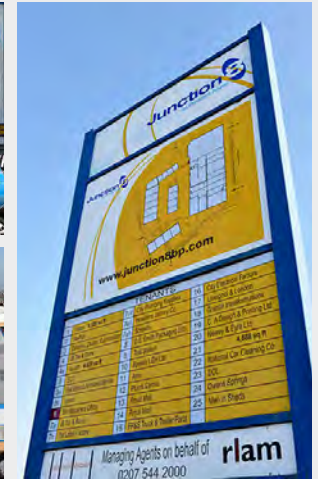
arco
Experts in Safety



DESCRIPTION

Junction 8 Business Park has recently undergone a comprehensive refurbishment and provides units which benefit from the following specification:

- Steel portal frame construction
- Eaves height up to 6.7m
- New profiled steel cladding elevations
- New insulated profiled cladding on the roof
- Painted concrete floors
- Access via motorised roller shutter doors
- 100 amp three phase electrical supply
- Office and WC facilities
- The site is secured with steel mesh fencing, with gates to all site entrances
- Enhanced landscaping
- New site wide CCTV installation

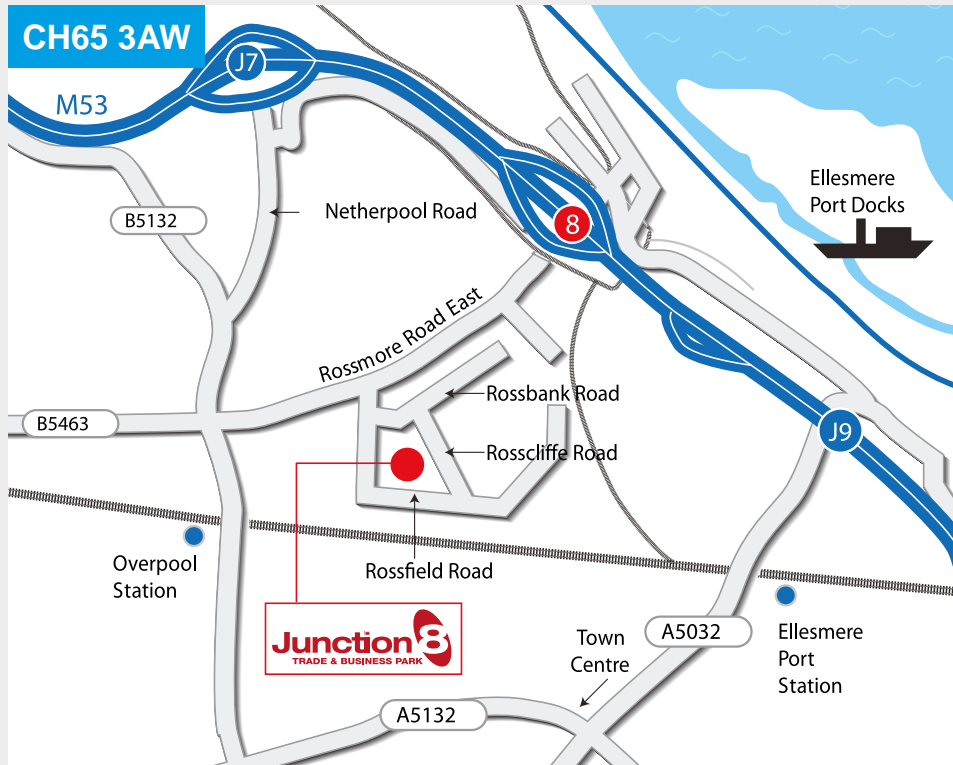




Junction 8

TRADE & BUSINESS PARK

LOCATION





HOWDENS
JOINERY CO.

arco
Experts in Safety



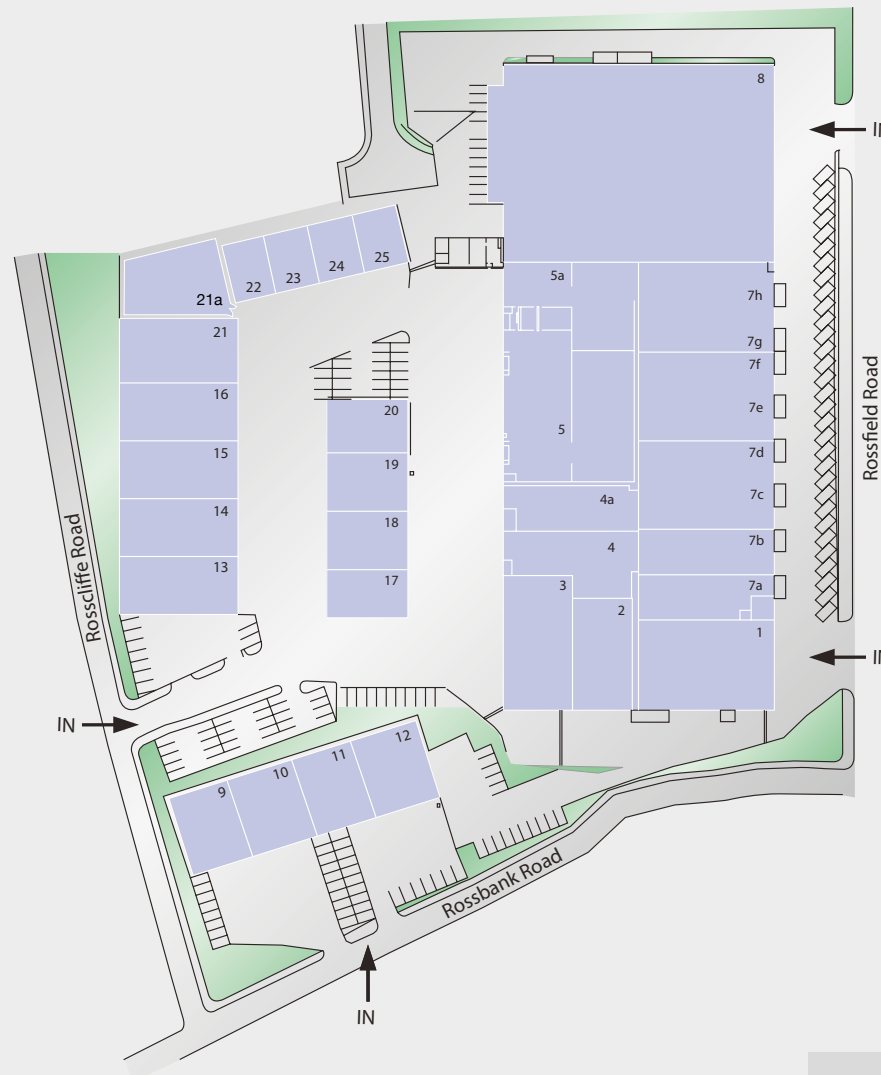
Junction 8

TRADE & BUSINESS PARK

Occupiers include:

- Unit 3** Edmundson Electrical
- Unit 4** J8 Tile & Stone
- Unit 4a** Label Factory
- Unit 5** West Midlands Ambulance Service
- Unit 5a** ECT Group plc
- Unit 7a** J8 Tile & Stone
- Unit 7c/d** City Plumbing Supplies
- Unit 7e/f** Howdens Joinery Co.
- Unit 7g/h** Screwfix
- Unit 8** DS Smith
- Unit 9** Toolstation
- Unit 10** Speedy Hire
- Unit 11** Arco
- Unit 12** Wolseley UK Ltd (Plumb Center)
- Unit 13/14** The Post Office
- Unit 15** FP & S Ports
- Unit 16** City Electrical Factors
- Unit 19** C A Design & Printing
- Unit 20** Newey & Eyre Ltd
- Unit 23** Database Direct Limited
- Unit 24** Owen Springs

SITE MAP





HOWDENS
JOINERY CO.

arco
Experts in Safety



Junction 8

TRADE & BUSINESS PARK

AERIAL





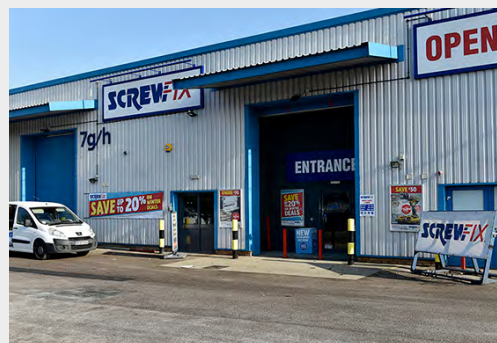
HOWDENS
JOINERY CO.

arco
Experts in Safety



Junction 8
TRADE & BUSINESS PARK

GALLERY



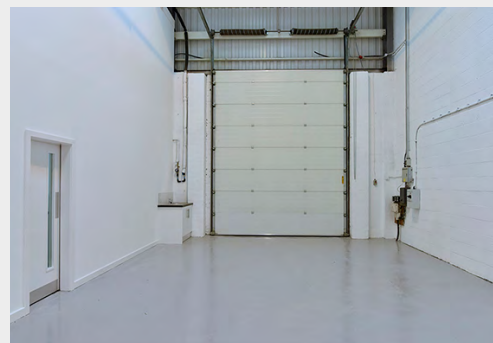
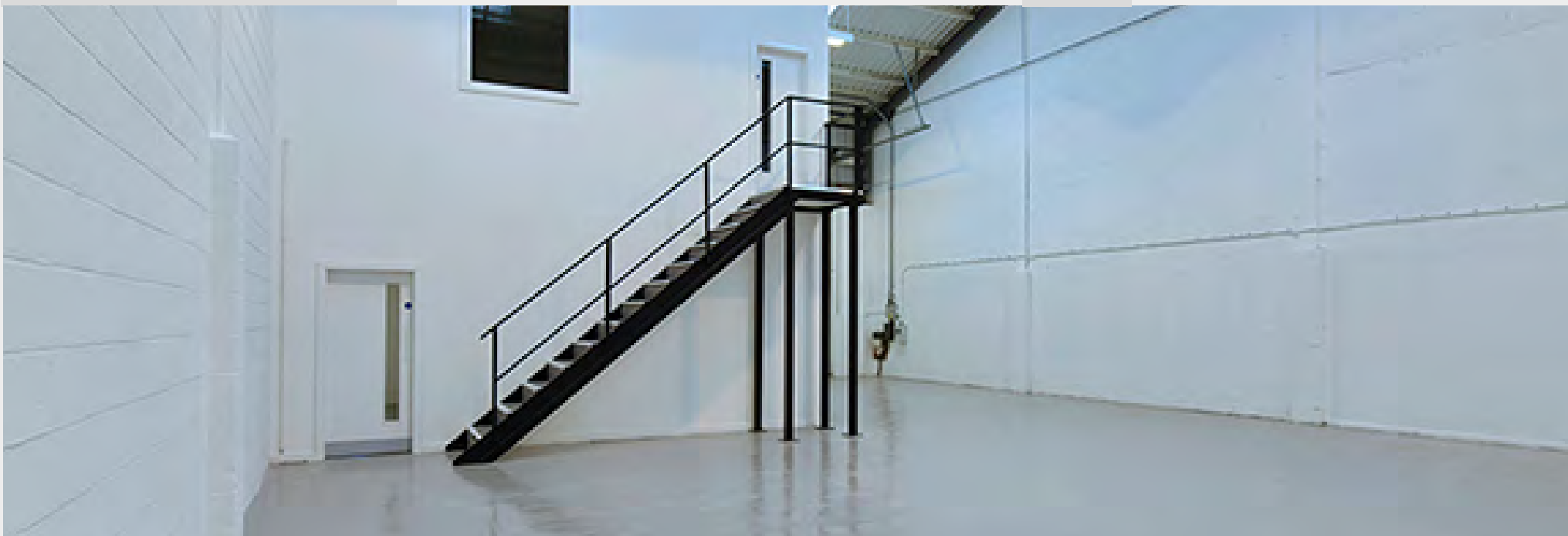


HOWDENS
JOINERY CO.

arco
Experts in Safety



GALLERY





HOWDENS
JOINERY CO.

arco
Experts in Safety



Junction 8
TRADE & BUSINESS PARK

GALLERY





HOWDENS
JOINERY CO.

arco[®]
Experts in Safety

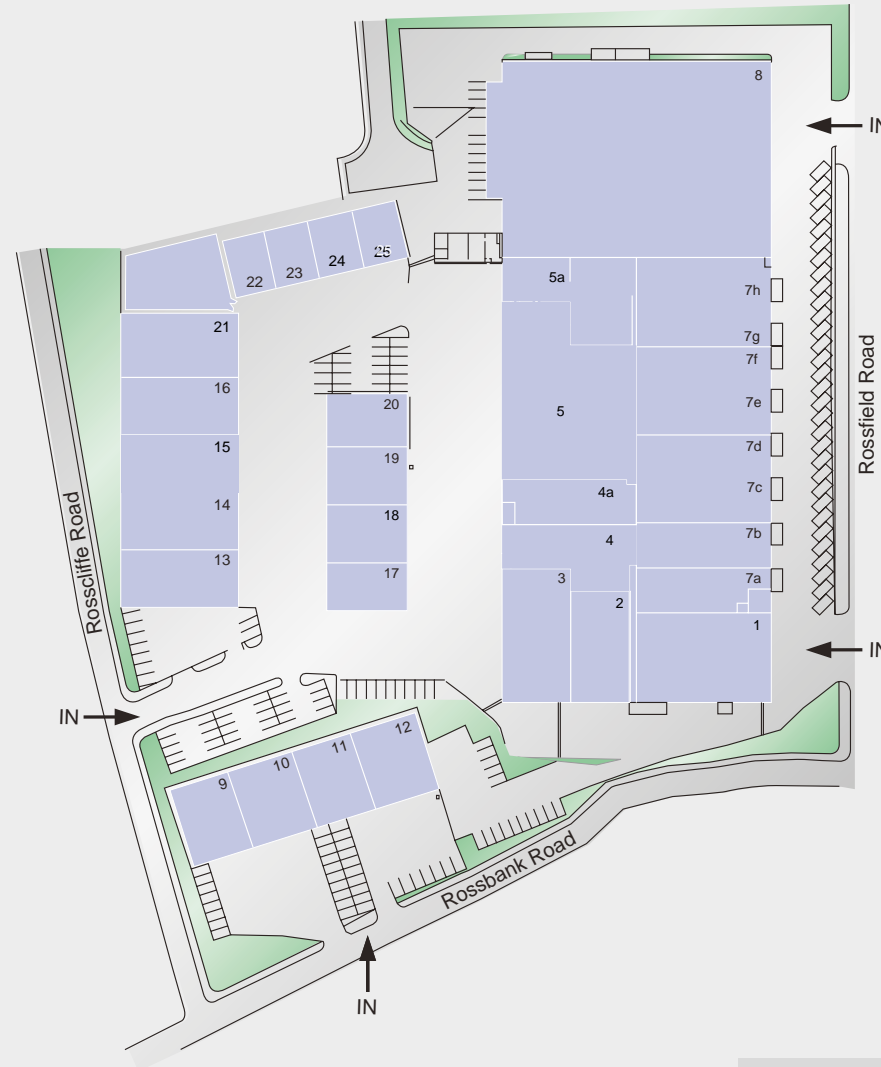


Junction 8

TRADE & BUSINESS PARK

UNIT	AREA (ft sq)	AREA (m sq)	RENT (pa plus VAT)	SPEC CLICK TO DOWNLOAD
7b	4,715	436	£40,077.50	
17	2,830	268	£22,640.00	
18	3,875	270	£31,000.00	
25	1,950	180	£17,550.00	

AVAILABILITY





HOWDENS
JOINERY CO.

arco[®]
Experts in Safety



[FURTHER INFO & CONTACT](#)

TERMS

Units are available by way of a new flexible Full Repairing and Insuring lease for a term of years to be agreed.

The Landlord RLAM complies with the code of Leasing Practice 2007.

VIEWING

For further information or to arrange an appointment to view, please contact the joint agents:

Darren Hill

at CBRE on
07590 485 287

Nick Harrop

at Hitchcock Wright & Partners on
0151 227 3400

MISREPRESENTATION ACT: CBRE and Hitchcock & Wright for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given with out responsibility of CBRE and Hitchcock & Wright or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) CBRE and Hitchcock & Wright cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of CBRE and Hitchcock & Wright has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) CBRE and Hitchcock & Wright will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Designed & produced by i-creative.com November 2024.