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TO LET

ELM COURT INDUSTRIAL ESTATE

NEWBRIDGE ROAD | ELLESMERE PORT | CH65 4LY

INDUSTRIAL UNITS

1,096 - 2,783 SQ FT (106 - 259 SQ M)

KEY FEATURES

- Established Location
- Excellent Transport Links
- Securely Fenced Site
- Excellent Amenities Nearby
- CCTV
- Good Circulation Space



CONTACT US:

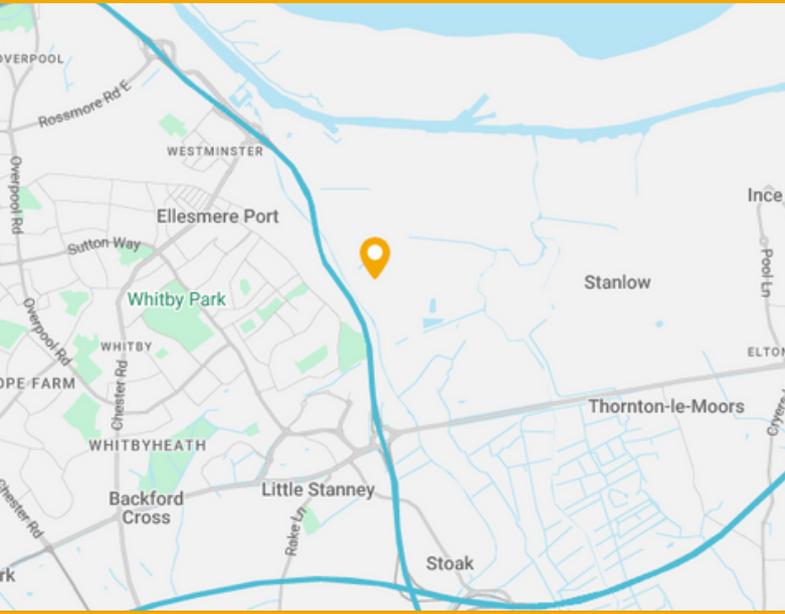
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ELM COURT INDUSTRIAL ESTATE

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LOCATION

Elm Court is situated in an established industrial area off Newbridge Road in Ellesmere Port, a large town and port in Cheshire located south of the Wirral and on the banks of the Manchester Ship Canal. The estate benefits from excellent transport links, with Junction 10 of the M53 just 2 minutes away, and Junction 9 only 4 minutes' drive via Oil Sites Road.

The M53 provides direct access to Chester and the Wirral, and connects easily to the M56, linking Ellesmere Port to the wider North West motorway network. Elm Court is ideally positioned as a base to service North Wales, Cheshire, Merseyside, and the broader North West region. Nearby amenities are excellent, with Cheshire Oaks Designer Outlet Village and The Coliseum Retail Park located just 2 miles away.

MODERN INDUSTRIAL UNITS
1,096 - 2,783 SQ FT

DESCRIPTION

Elm Court is a secure, modern industrial estate developed in 2009, comprising 18 workshop/trade counter units arranged across four terraced blocks, totalling 30,945 sq ft. Units range in size from 1,096 sq ft to 2,783 sq ft, and can be combined subject to availability.

The two central blocks face each other across a spacious central courtyard, which provides generous car parking and circulation space for deliveries and visitors. Each unit is built to a high specification, including 4m eaves height to the underside of haunch, sectional overhead loading doors, and reinforced concrete floors with a loading capacity of 37.5kN/m².

KEY FEATURES

- Securely fenced site with gated entrance.
- CCTV.
- Dedicated parking with central courtyard layout.
- Excellent site circulation for deliveries and vehicle access.
- Three phase supply (TBC).
- 4m to underside of haunch.
- Reinforced concrete floors.
- 2 minutes from Cheshire Oaks Designer Outlet.
- Quick access to M56 and wider North West motorway network.



EPC

The EPC ratings on the units range up to B44. A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



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