

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**  
Chartered Surveyors

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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

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## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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