



# CORONATION POINT

CORONATION ROAD, ELLESMERE PORT CH65 9AB

**FOR SALE / TO LET**

**6 NEW BUILD INDUSTRIAL UNITS**

**157 – 237 sq m (1,697 – 2,551 sq ft)**

ENTER



## DESCRIPTION

Coronation Point is a brand new development of 6 high specification commercial units available for sale or to let. The units are available individually or as a combination, and provide a rare opportunity for businesses to own or occupy their premises.

## SPECIFICATION

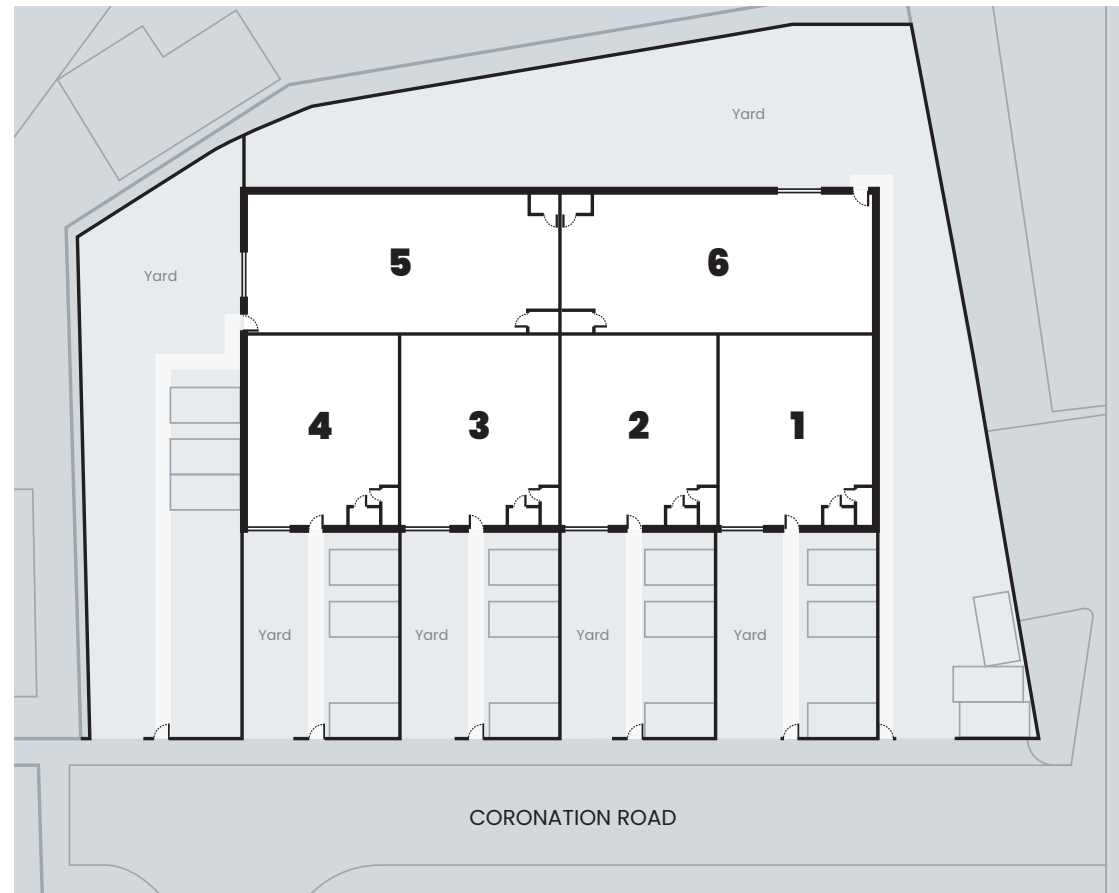
- Kingspan profile cladding
- Steel portal frame
- Full height loading door
- 4.3m eaves height
- WC facilities
- On-site parking
- Provision for electric vehicle charging
- Electric roller shutter door

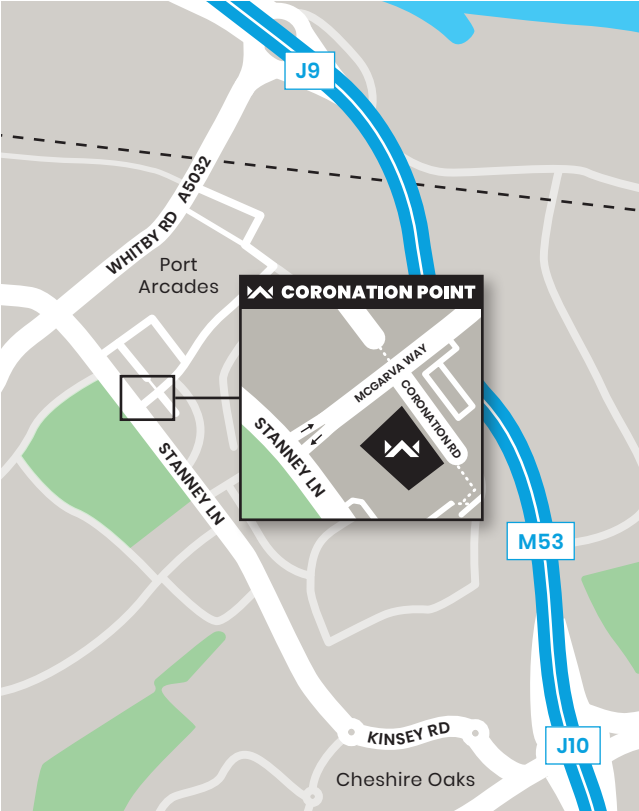
**Potential for various occupier fitouts to include office fit outs, mezzanines and break-out**

## UNITS

	sq m	sq ft
<b>Unit 1</b>	158	(1,697)
<b>Unit 2</b>	157	(1,691)
<b>Unit 3</b>	157	(1,687)
<b>Unit 4</b>	157	(1,691)
<b>Unit 5</b>	237	(2,545)
<b>Unit 6</b>	237	(2,549)

Slight variations in sq ft sizes relate to slight deviations in sq m after one decimal place, not shown in the chart above.





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## LOCATION

Coronation Point is located at the end of Coronation Road, Ellesmere Port which is accessed off Stanney Lane. Junctions 9 and 10 of the M53 motorway are within 7 minutes drive away, providing easy access to the wider Cheshire and Merseyside area and the North West.

The surrounding area is a long established commercial/trade counter location with excellent amenities close by including Ellesmere Port Town Centre and Cheshire Oaks.

**SAT NAV: CH65 9AB**









## GALLERY







## TERMS

The units are offered to lease or for sale on a freehold basis.

They can be taken individually or combined.

Terms are available on request and prices are exclusive of VAT.

## LEGAL COSTS

All parties to bear their own legal costs.

## EPC

Available upon request.

## CONTACT

For further information contact the joint agents:



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