

# VORTEX110

NEWBRIDGE ROAD, ELLESMERE PORT CH65 4DR

**FOR SALE / TO LET**  
NEW INDUSTRIAL & LOGISTICS /  
MANUFACTURING WAREHOUSE

**107,431 SQ FT**

**AVAILABLE NOW**



**1.25 MVA  
POWER SUPPLY**



**15M EAVES  
HEIGHT**



**EPC A**



**5 MINUTES FROM  
M56/CHESHIRE OAKS**





BIRKENHEAD DOCKS

LIVERPOOL CITY CENTRE

PORT OF LIVERPOOL

CROFT BUSINESS PARK

RIVER MERSEY

REGATTA

STELLANTIS

M53 JCT9

INNOSPEC

ELLESMERE PORT  
TOWN CENTRE

VORTEX 110

ESSAR

PROGROUP

HELIUM BUSINESS PARK

M53

AIR PRODUCTS

COLISEUM  
SHOPPING PARK

CHESHIRE OAKS

MENZIES

HUWS GRAY

SAINSBURYS

LEXUS

SKODA

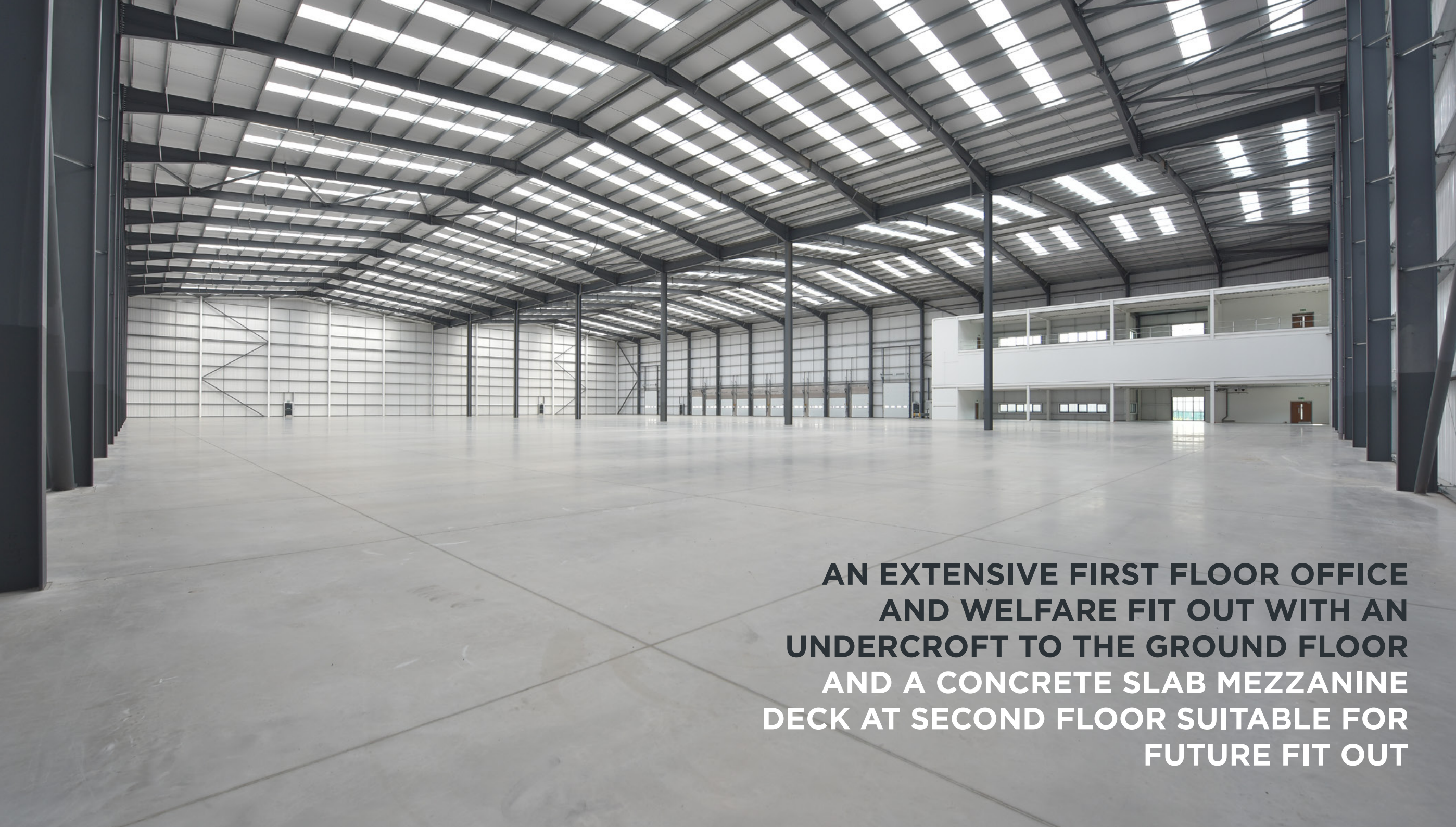
M53 JCT10

TO CHESTER  
& M56

ESSAR

**PRIME NEW BUILD  
INDUSTRIAL UNIT EXTENDING  
TO APPROXIMATELY  
107,431 SQ FT AND LOCATED  
IN AN ESTABLISHED  
INDUSTRIAL AREA ON THE  
M53/M56 INTERSECTION**





**AN EXTENSIVE FIRST FLOOR OFFICE  
AND WELFARE FIT OUT WITH AN  
UNDERCROFT TO THE GROUND FLOOR  
AND A CONCRETE SLAB MEZZANINE  
DECK AT SECOND FLOOR SUITABLE FOR  
FUTURE FIT OUT**

# A HIGH QUALITY SPECIFICATION

EPC

EPC RATING OF 'A'



FIRST FLOOR OFFICE  
WITH EXPANSION  
CAPABLE TO THE  
GROUND AND  
SECOND FLOOR



STEEL PORTAL FRAME  
CONSTRUCTION



140 CAR PARKING  
SPACES



15 METRE EAVES  
TO UNDERSIDE OF  
HAUNCH



EV CHARGING  
POINTS



FLOOR LOADING  
50 KN/SQM



1.25 MVA POWER  
SUPPLY



10 DOCK LEVEL LOADING  
DOORS & 2 LEVEL ACCESS  
LOADING DOORS



ABILITY TO  
CONNECT GAS



50 METRE  
SECURE YARD



SITE DENSITY OF  
40%



SOLAR PANELS  
CAPABLE OF UP TO  
500 MWH

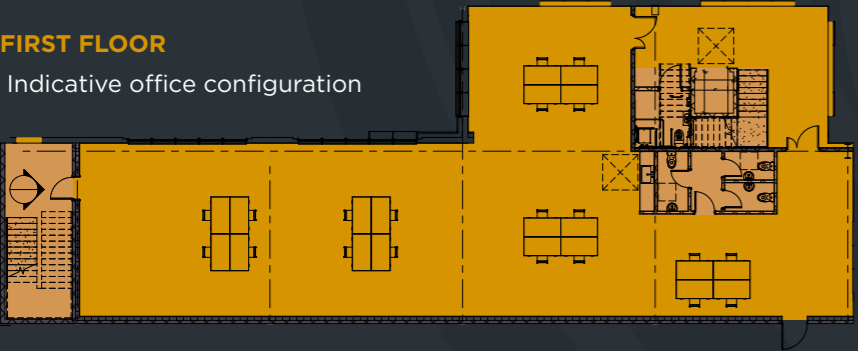


ACCOMMODATION

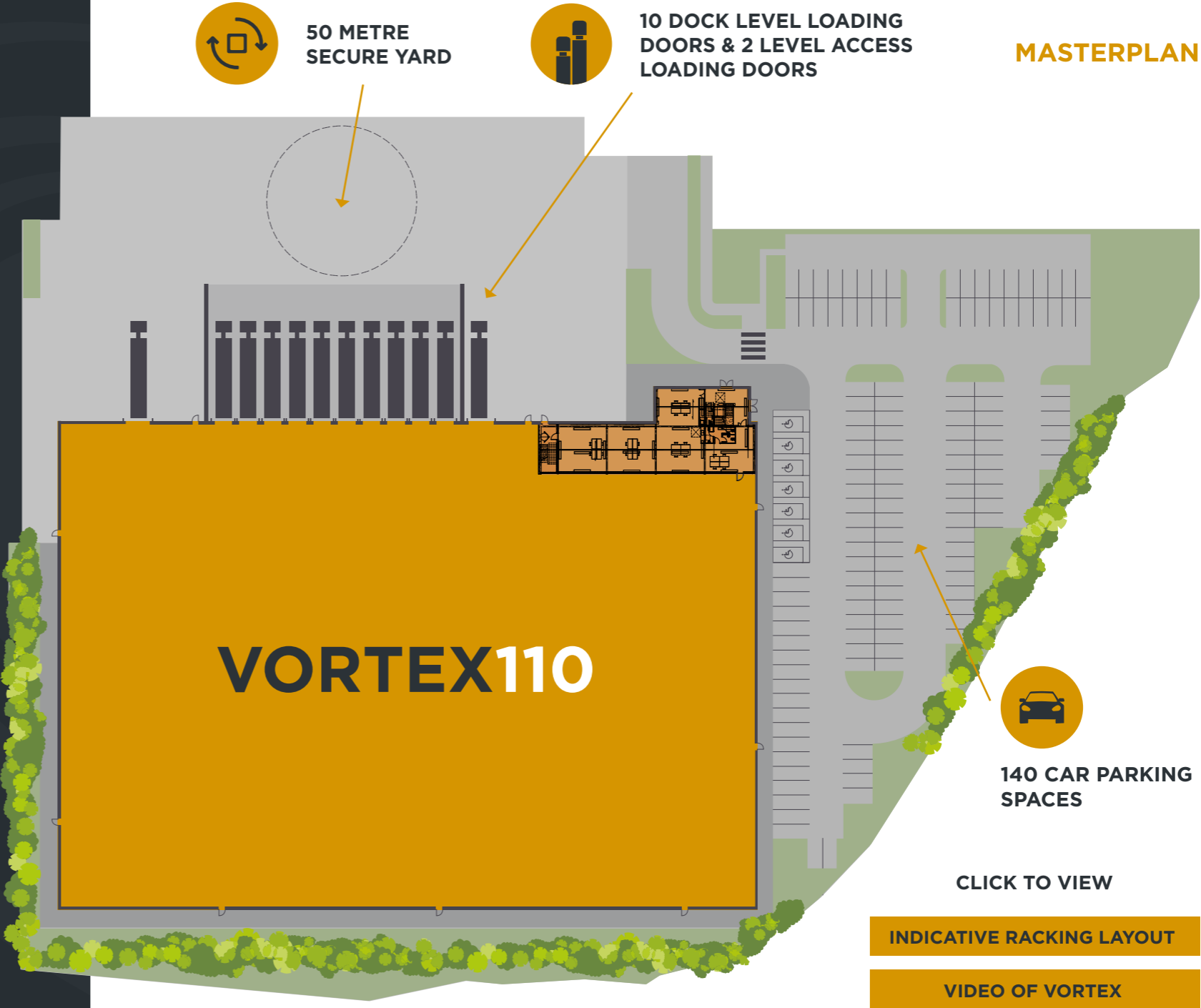
	Sq Ft	Sq M
Warehouse	96,040	8,922
Ground Floor Office	3,797	353
First Floor Office	3,797	353
Second Floor Mezzanine	3,797	353
Total	107,431	9,981

FIRST FLOOR

Indicative office configuration



USABLE PALLET LOCATIONS;  
WIDE AISLE: 15,651 PALLETS  
NARROW AISLE: 19,198 PALLETS

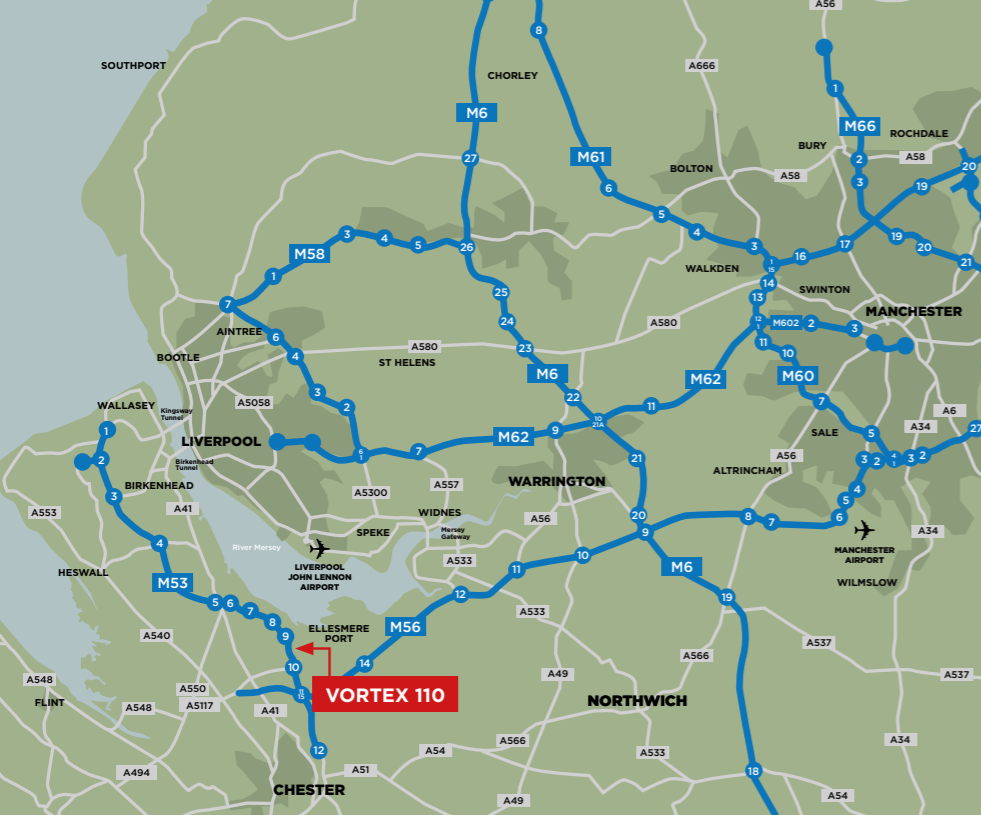




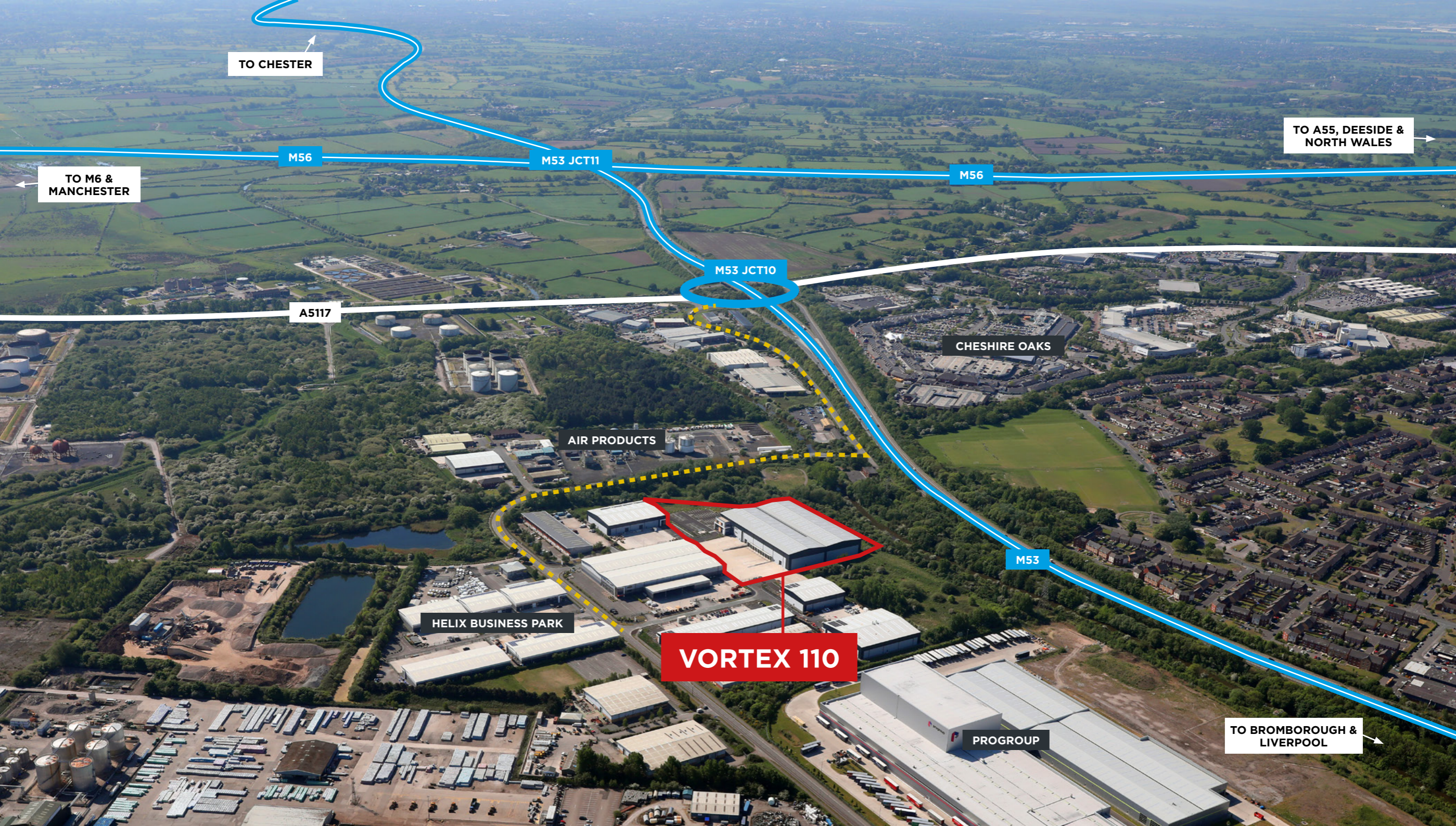


THE DEVELOPMENT IS SITUATED OFF NEWBRIDGE ROAD, ELLESMERE PORT AND BENEFITS FROM QUICK AND EASY ACCESS TO JUNCTIONS 9 AND 10 OF THE M53 WHICH IN TURN GIVES ACCESS TO THE M56 AND THE WIDER NATIONAL MOTORWAY NETWORK.

THE AREA IS AN ESTABLISHED INDUSTRIAL LOCATION WITH A WIDE VARIETY OF MANUFACTURING AND DISTRIBUTION COMPANIES.



	<b>ROAD</b>		
	M53 - J7	1 mile	
	Chester City Centre	10 miles	
	Liverpool	14 miles	
	<b>AIR</b>		
	Liverpool Airport		22 miles
	Manchester Airport		30 miles
	Leeds Bradford Airport		84 miles
	<b>RAIL</b>		
	Overpool Station	1 mile	
	Chester Station	8 miles	
	<b>PORTS</b>		
	Port of Liverpool and L2		19 miles
	Hull		137 miles
	Immingham		138 miles



TO CHESTER

TO A55, DEESIDE & NORTH WALES

TO M6 & MANCHESTER

M56

M53 JCT11

M56

M53 JCT10

A5117

CHESHIRE OAKS

AIR PRODUCTS

HELIX BUSINESS PARK

VORTEX 110

M53

PROGROUP

TO BROMBOROUGH & LIVERPOOL

## CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

## TERMS

For Sale freehold, POA. Alternatively To Let on a new FRI lease on terms to be agreed.

## FREEPORT STATUS

Vortex is located within the Liverpool City Region freeport zone. Prospective tenants of the Vortex development will have the ability to apply for customs status which provides customs benefits including import duty and VAT suspension.

Further information is available [here](#).

## FURTHER INFORMATION

For further information please contact the joint letting agents:

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## AML

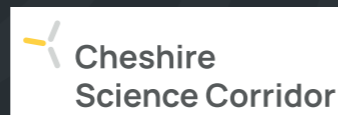
The manufacturing / warehouse units are available by way of new leases direct from the landlord. In Accordance with Anti Money Laundering Regulations the tenant will be required to satisfy the relevant checks prior to exchange of contracts.



Asset Manager

### Tom Creer

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Misrepresentation Act 1967, Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2025. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

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**EUROPEAN UNION**  
European Regional Development Fund

