

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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# To Let

**Unit 2, Coronation Road, Ellesmere Port CH65 9AB**



- **New Build Warehouse Building in Prime Location**
- **New Ground and First Floor Offices and Kitchen**
- **Located on an Established Industrial Estate**
- **2,193 sq ft Gross Internal Area**
- **Large Secure Yard**
- **To Let on a New Lease**

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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 a three minute 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 / industrial location with excellent amenities close by including Ellesmere Port Town Centre and Cheshire Oaks.

Other occupiers in the immediate vicinity include The Port Arcade Shopping Centre, Door Access and Entrance Systems, National Tyres and Autocare Centre and Sainsbury's.

## DESCRIPTION

The premises comprise a new build warehouse unit of steel portal frame construction under a pitched roof.

The ground floor provides a mixture of warehouse space with high eaves of 4.3 metres and WC's and office space accessed through a full height electric roller shutter, along with a separate pedestrian access.

The first floor comprises a new kitchen and large office.

Externally, there is a large secure yard area to the front of the premises suitable for external storage, parking and loading.

## ACCOMMODATION (Approx gross internal areas)

Warehouse/Workshop	1,625 sq ft	150.9 sq m
First Floor Offices	568 sq ft	52.8 sq m
<b>Total</b>	<b>2,193 sq ft</b>	<b>203.7 sqm</b>



## RENT

Rental offers of **£22,500 per annum** exclusive are invited.

## LEASE

The unit is offered to let by way of a new lease on terms to be agreed.

## RENT DEPOSIT

A three month rent deposit will be required as a bond over the term of the lease.

## RATES

According to the Valuation Office Agency – the 2026 Rateable Value for the premises are assessed as follows:

Workshop & Premises    RV £13,000

## VAT

VAT is payable on the rent.

## ENERGY PERFORMANCE CERTIFICATES

The building has a rating of C (73). A full EPC will be provided on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

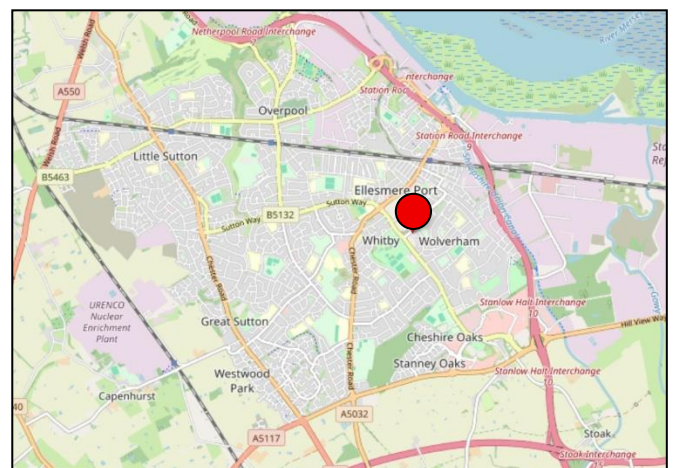
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below.

**Tom Shelton - Crosthwaite Commercial**

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**SUBJECT TO CONTRACT AND AVAILABILITY**

**March 2026**