

Olympic Park

Unit 1, Olympic Park, Poole Hall Road,
Ellesmere Port, CH66 1ST

Warehouse
Available to let | 37,563 sq ft

Immediately available



Warehouse

37,563 sq ft



Eaves height
up to 10.3m



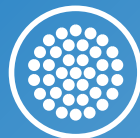
500KVA power supply



Crane up to
10 tonnes



0.65 Acre yard



LED lighting

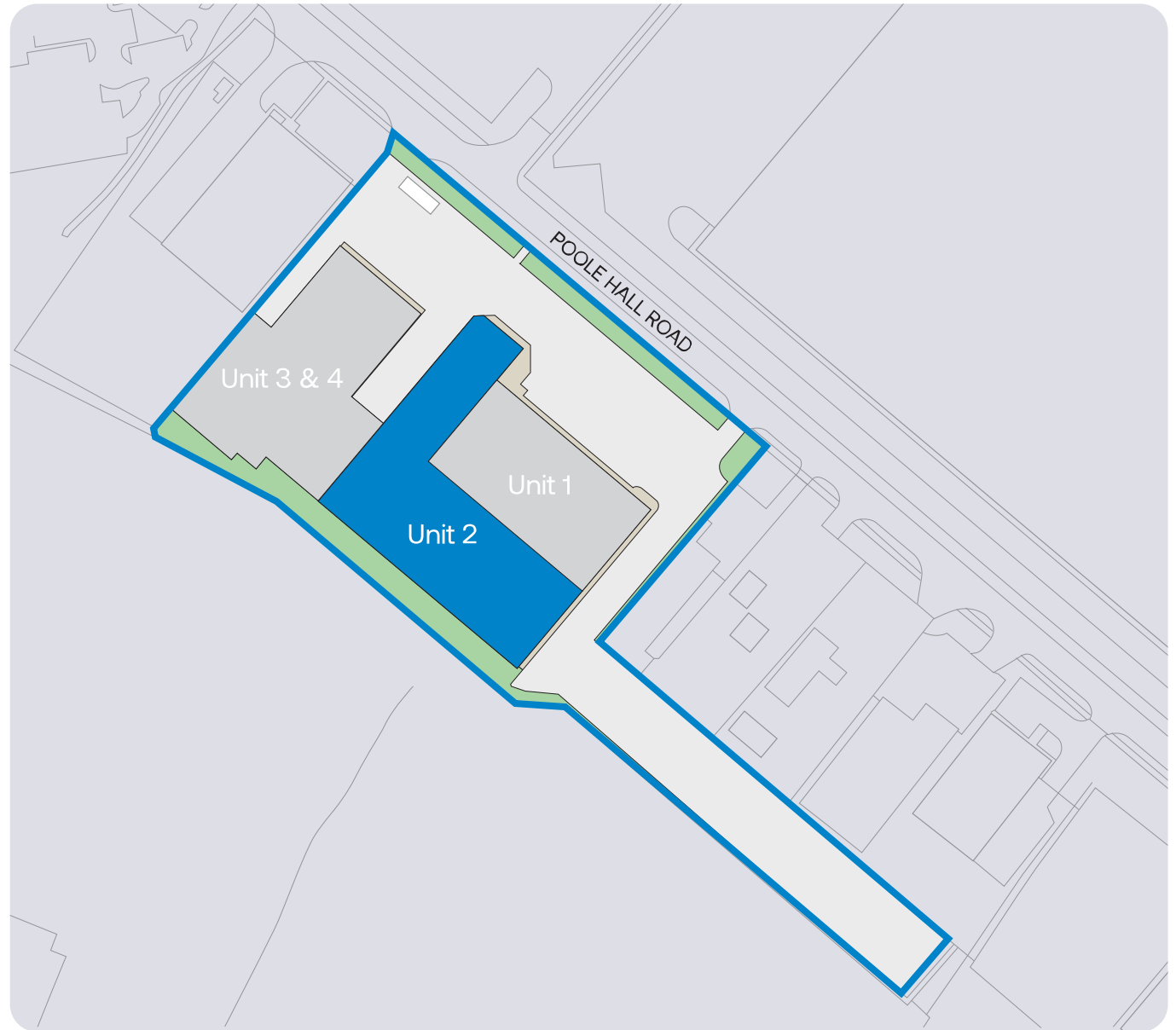
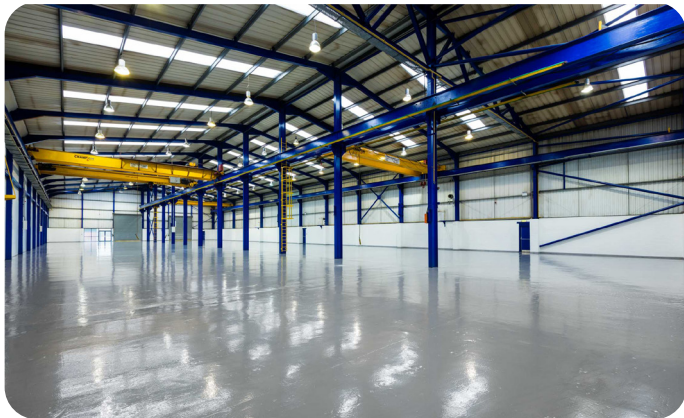


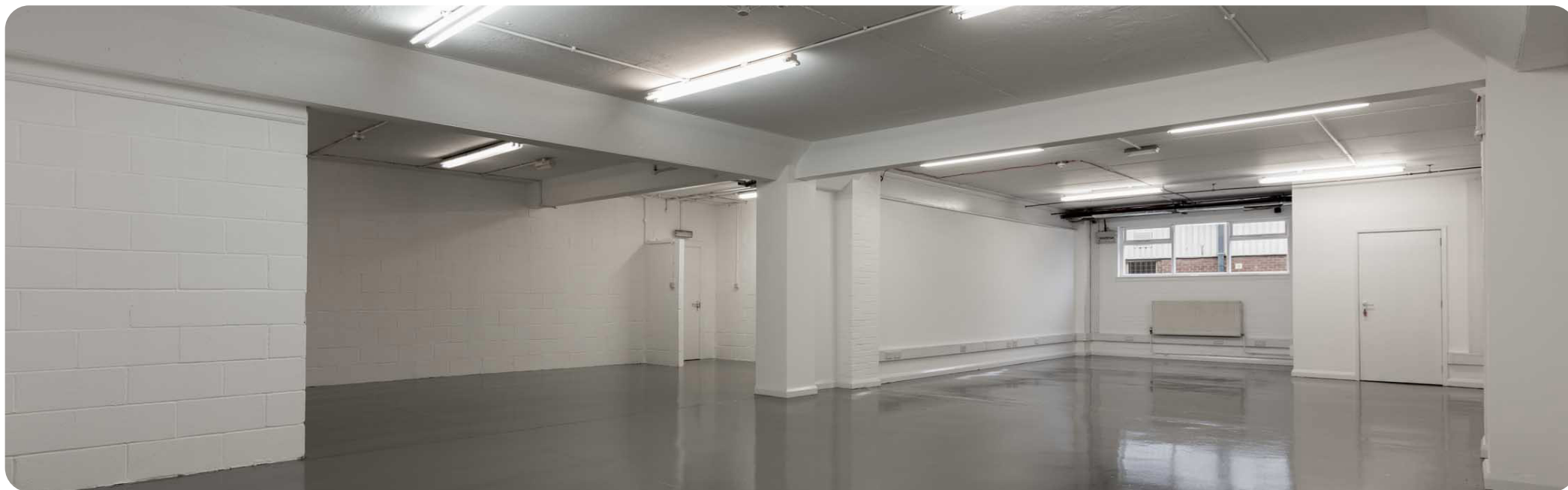
Close to M53/M56

Unit 1 Olympic Park is a modern industrial facility of portal frame construction, offering an impressive eaves height of up to 10.3m and a 500 KVA power supply. The unit features crane capabilities of up to 10 tonnes, a secure 0.65-acre yard, fitted offices and energy-efficient LED lighting throughout. Strategically located just minutes from the M53 and M56 motorways, the property is ideally suited for heavy industrial or manufacturing uses.

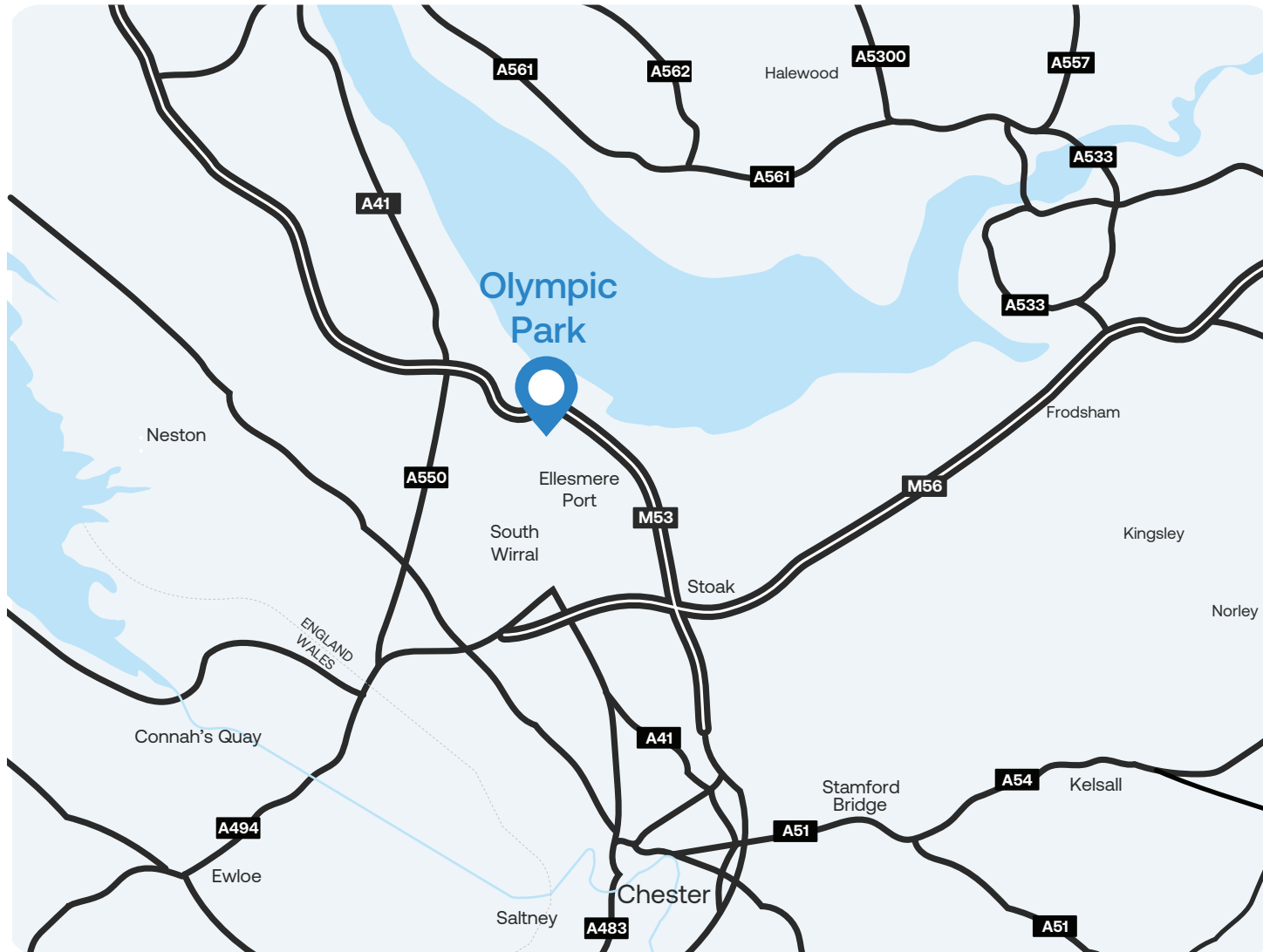
Site plan & accommodation

Unit 1	Area (sq ft)	Area (Sq m)
Warehouse	22,881	2,126
Office	14,682	1,364
Total	37,563	3,498





Location



Olympic Park is situated on Poole Hall Road in Ellesmere Port. The estate benefits from excellent connectivity, with immediate access to Junction 7 of the M53, close to the M53/M56 intersection. Ellesmere Port is an established logistics and manufacturing location home to key occupiers including Vauxhall Motors, Regatta, DHL, Honeywell and Stellantis amongst many others.

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[Book a viewing](#)

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Further information:

EPC

EPC is available upon request.

Terms

The property is available by way of a new lease

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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