



NEWBRIDGE ROAD,  
ELLESMERE PORT, CH65 4LX

# PHASE 2

COMING SOON

**5 YEARS RATES FREE**  
**For qualifying companies**



**TO LET NEW MANUFACTURING/WAREHOUSE UNITS**  
**FROM 12,066 SQ FT**





## DESCRIPTION

Phase 2 of Helix comprises a new development of three manufacturing / warehouse units constructed to an exacting specification with features which include:

- Steel portal frame construction
- Eaves height of 7m to underside of haunch
- Energy efficient cladding system to walls & roof
- Sectional electrically operated loading door in the front elevation
- Fenced concrete service yard
- Feature glazed entrance
- Dedicated office/staff accommodation
- 3 phase power supply





## LOCATION

The development is situated in 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 property lies within 1/2 a mile of Cheshire Oaks Designer Outlet offering a wide range of retail, restaurant and leisure facilities.



Cheshire Oaks Designer Outlet

PHASE 2 - UNDER CONSTRUCTION

NEW BRIDGE ROAD

PHASE 1 -  
COMPLETED  
& FULLY LET

UNIT 6

UNIT 7  
LET

UNIT 8

## SCHEDULE OF ACCOMMODATION

### UNIT 6

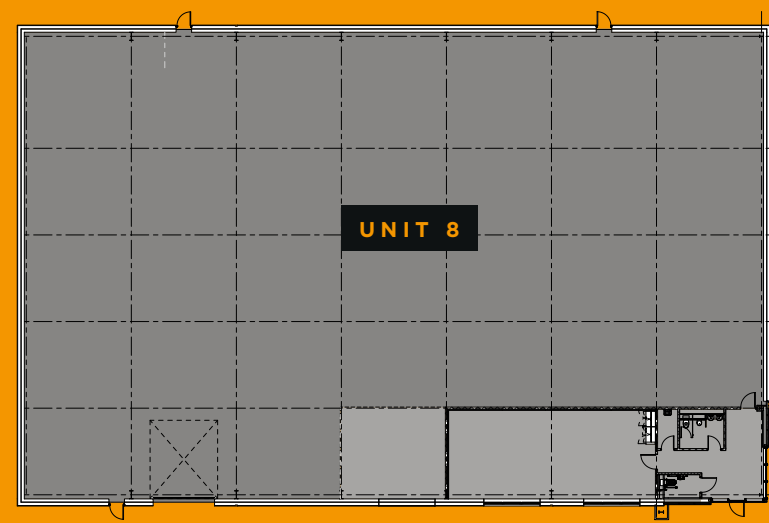
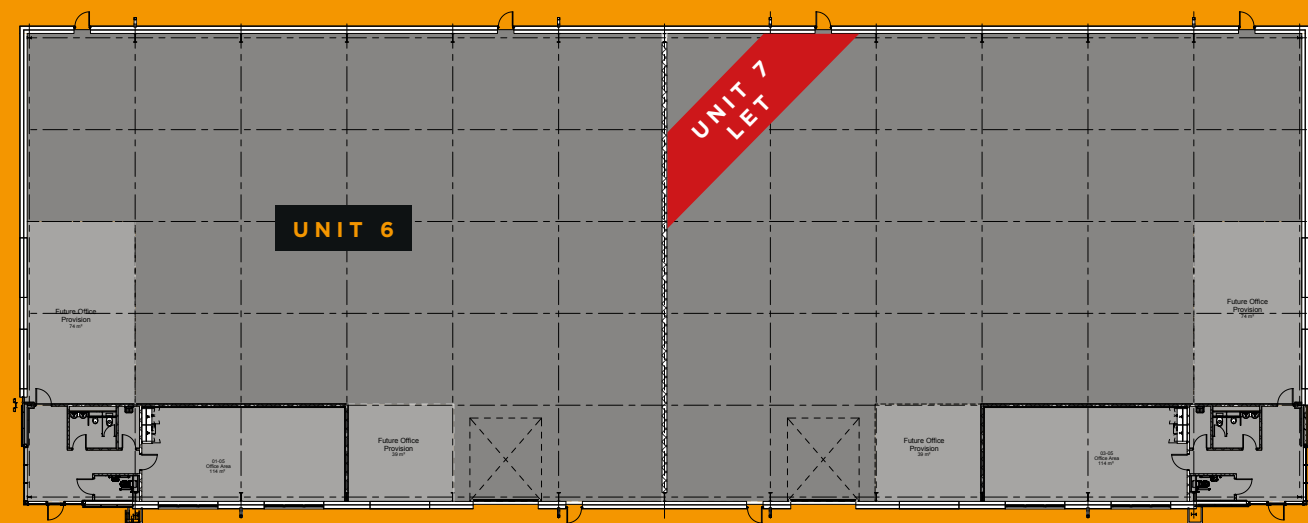
Unit 6	1,121 sq m	12,066 sq ft
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### UNIT 8

Unit 8	1,463 sq m	15,750 sq ft
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Floor areas are indicative and will be measured upon practical completion.

## FLOORPLANS



## SCHEDULE OF ACCOMMODATION

### UNIT 6

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PHASE 1



PHASE 1



PHASE 1



## HELIX BUSINESS PARK FORMS PART OF THE CHESHIRE SCIENCE CORRIDOR ENTERPRISE ZONE

### THE BENEFITS OF THE CHESHIRE SCIENCE CORRIDOR ENTERPRISE ZONE:

- **Five year Business Rate Relief for occupiers of up to £55,000 per year or first year Enhanced Capital Allowances dependent upon site**
- **Clear and supportive planning policy and streamlined process with dedicated pre-application advice**
- **Access to high quality business support**
- **Commitment to enhance broad band infrastructure**
- **Closer working with UKTI to attract more foreign investment**

**The Enterprise Zone has the potential to create 20,000 jobs and attract 500 businesses to the area**

### OUR EDUCATIONAL INSTITUTIONS INCLUDE:

- **University of Chester**
- **MMU Cheshire**
- **University of Manchester**
- **Reaseheath College**
- **University of Liverpool**

SERVED BY TWO INTERNATIONAL AIRPORTS WITH  
ALMOST 30M PASSENGERS PER YEAR:

- **Manchester Airport**
- **Liverpool John Lennon Airport**

### CHESHIRE & WARRINGTON - OUR STRENGTHS

The Cheshire Science Corridor Enterprise Zone is set within the three local authorities of Cheshire East, Cheshire West and Chester and Warrington.

- **74.7% employment rate - 908,000 population**
- **54.7 new businesses per 10,000 population**
- **35.5% adults qualified to NVQ Level 4 or above**
- **£28,267 GVA per head - 114.8% of UK average**





Part of



CHESHIRE  
SCIENCE  
CORRIDOR  
ENTERPRISE  
ZONE

## FURTHER INFORMATION

For further details please contact:

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