



**Warehouse Facilities and Yard**  
**84,344 sq ft (7,836 sq m)**



**Large surfaced yard and circulation area**



**Fully secured site / 24 hours**



**6.7 metres to the eaves / 10 metres to the apex**

## Location

Hillhouse Business Park is 138 hectare Enterprise Zone occupied by over 40 companies including world leading chemical and polymer production companies located on the site of the former ICI manufacturing plant at Thornton on the west coast of the Wyre estuary close to the port of Fleetwood, Lancashire. The site is fully secure situated on the A585 trunk road between Thornton and Fleetwood, connecting to the national motorway network at junction 3 of the M55. The site is fully serviced and enjoys high grade provision of power, water and telecoms, with 24/7 security provision.

## Description

The property comprises a detached, steel portal frame warehouse with the benefit of profile metal cladding on a large footprint. The main features are as follows:

- Minimum eaves height of 6.7 metres to the eaves and 10 metres to the apex
- 2 No. drive in doors and 1 No. dock level access
- Solid concrete floor
- High bay sodium lighting
- A higher power supply
- WC block
- Large surfaced yard and circulation area
- Located within a fully secured site / 24 hour

## Price

£2.2 Million exclusive.

## Business Rates

The tenants will be responsible for payment of business rates direct to the Local Authority.

## VAT

VAT if applicable will be charged at the standard rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

Available on request.



## Visit us online [avisonyoung.co.uk](http://avisonyoung.co.uk)

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

© Avison Young (UK) Limited. All rights reserved.

**AVISON  
YOUNG**

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.