

**Lot 27, Genesis House, Poole Hall Road, Poole Hall Industrial Estate, Ellesmere Port,
Cheshire CH66 1ST**

For sale by Auction on 17th September 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Ground Rent Investment

- Let for an unexpired term of 60 years
- 5 yearly Rent Reviews geared to 8.5% of Rack Rental Value (2)
- Approx. floor area 1,160.01 sq m (12,486 sq ft)
- Total site area of approx. 0.20 Ha (0.50 Acres)
- Approx. site coverage of 49%
- Established business park location
- Excellent motorway access via junction 7 of the M53

Lot

27

Auction

17th September 2026

Rent

£6,375 per Annum Exclusive

Status

Available

Sector

Industrial

Auction Venue

Live Streamed Auction

Location

Miles

8 miles south of Liverpool, 14 miles south west of Warrington, 28 miles south west of Manchester

Roads

A550, M53 (J9), M56

Rail

Ellesmere Port Railway Station

Air

Liverpool John Lennon Airport, Manchester Airport

Situation

Poole Hall Industrial Estate is a well-established industrial and distribution location situated approximately 1 mile north of Ellesmere Port town centre. The estate occupies a strategic position approximately 0.25 miles from Junction 7 of the M53 motorway, providing excellent road communications to Chester, Liverpool and the wider North West motorway network.

The property is situated to the south of Poole Hall Road within Poole Hall Industrial Estate.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a regular and level site area of approximately 0.20 Ha (0.50 Acres) upon which is constructed a substantial two storey industrial building benefiting from a vehicle access loading door and an eaves height of approximately 5 metres (16 ft) with associated car parking.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Industrial/ancillary/office Office/ancillary	957.63 202.38	(10,307) (2,178)	INDIVIDUALS & MJF SSAS TRUSTEES LIMITED (CRN: 04089958)	99 years from 16/02/1987 until 2086	£6,375	16/02/2027 and 5 yearly. The rent is geared to 8.5.% of the Rack Rental Value.(2)
Total Approximate Floor Area		1,160.01	(12,486)			£6,375	

(1) The floor areas stated above are those published by the Valuation Office Agency, new HMRC (www.voa.gov.uk).

(2) The lease and Deed of Variation provides for the rent to be reviewed every 5th year with very low gearing to the Rack Rental Value of the premises. The rent agreed at the last rent review was settled on the basis of 8.5% of Rack Rental Value. See lease and Deed of Variation in the Legal Pack.

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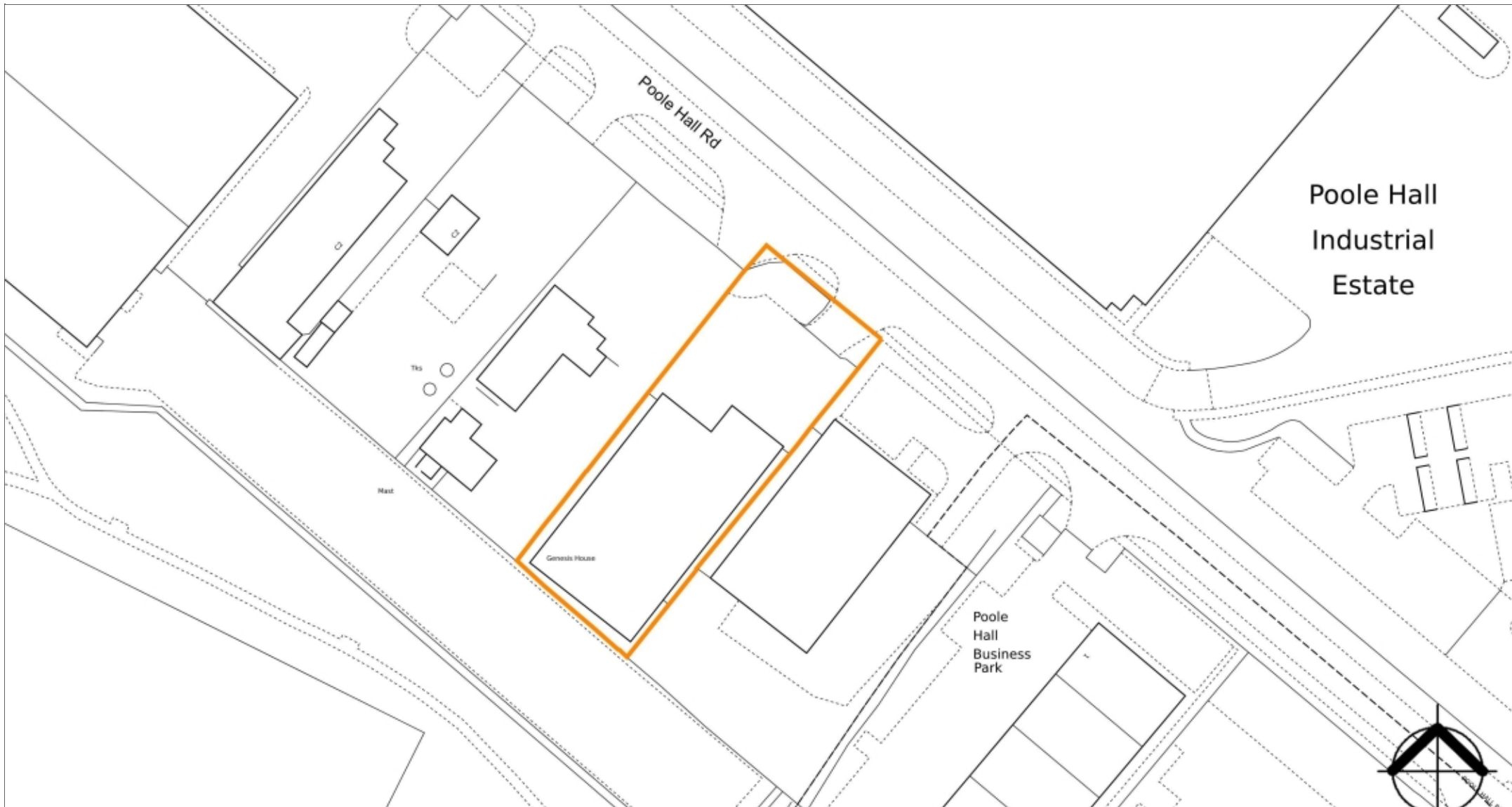
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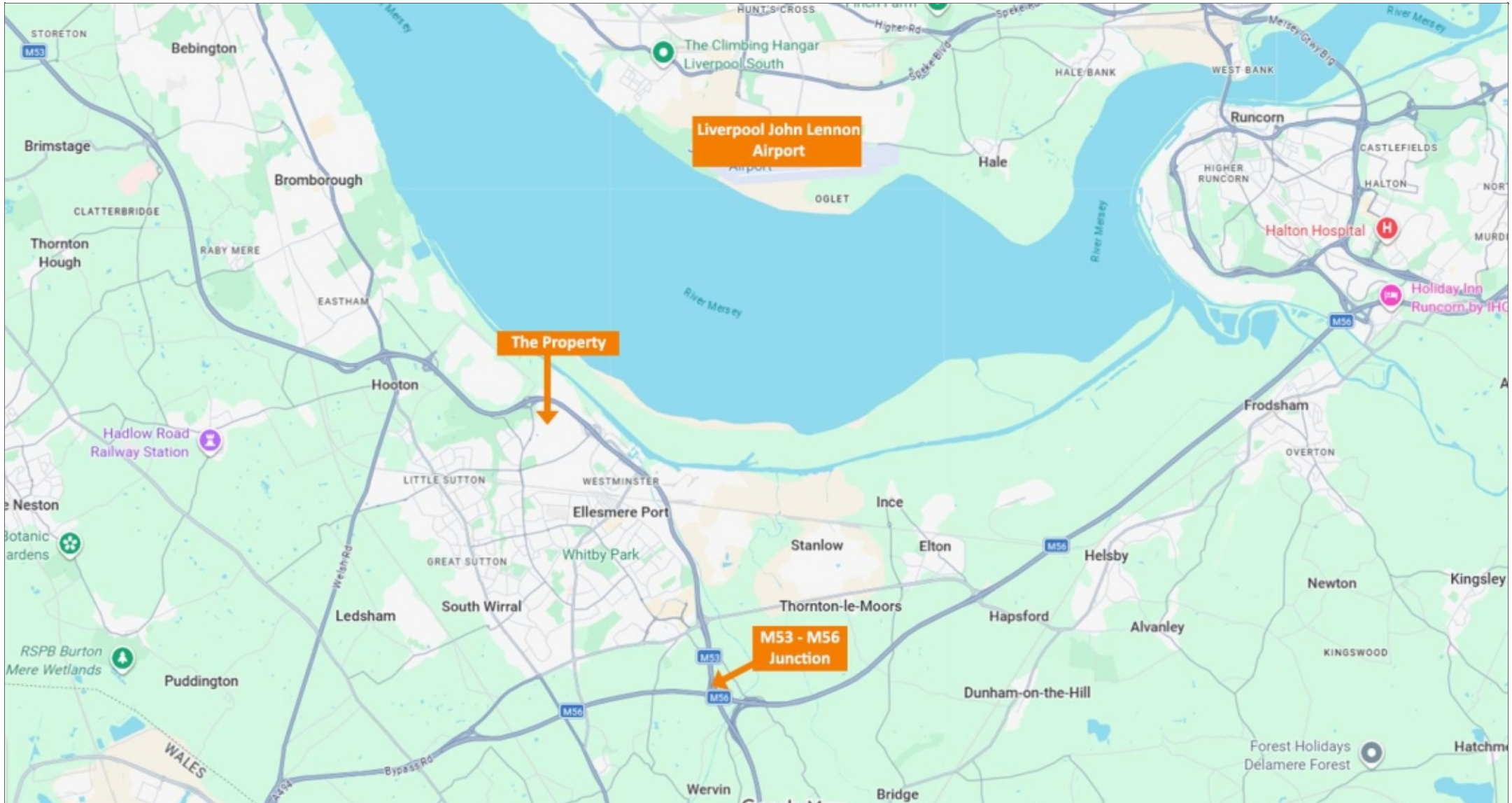
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