

## Office

Office 32 Orchard Chambers 4 Rocky Lane, Heswall CH60 0BY



### Description

Large ground floor office extending to 24.5m<sup>2</sup> (263.71 ft<sup>2</sup>). The office would accommodate four or five workstations with space for additional cabinets and comes with one desk and chair (additional requirements can be discussed). The office has a phone with free local telephone calls and broadband included in the rental. There is an option for one allocated parking space at an additional cost of £30 per calendar month.

### Location

Orchard Chambers Business Centre is split over two buildings and is located on Rocky Lane in the heart of Heswall and its cafe/dining culture. The property is situated close to the junction of Rocky Lane and Telegraph Road near to Heswall Library and the Fire Station.

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## Rental Price

£750 per calendar month

## Accommodation

Office 32	24.5m <sup>2</sup>	263.71ft <sup>2</sup>
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There is use of a newly refurbished kitchen which offers tea/coffee making facilities, a microwave and a fridge

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

The office is available by way of a Licence Agreement the length of which is negotiable and determinable by one months prior written notice.

## Rating Assessment

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## Other Info

One months rent deposit is required together with the first months rent payable up front.

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Strictly by arrangement with Agent. Contact :



### Jason Wadeson

Commercial Agency / Management

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**0151 647 9272**

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