

**Offices**

**TO LET**

**STANTON HOUSE BUSINESS CENTRE  
6 EASTHAM VILLAGE ROAD, EASTHAM, WIRRAL CH62 0BJ**

**LOCATION :** Stanton House Business Centre is located on Eastham Village Road, a short distance from its junction with the A41 which in turn is within half a mile of junction 5 of the M53 Motorway. The location is convenient for shops and there is off road parking available.



**DESCRIPTION :** Stanton House offers fully furnished offices with flexible Licence Agreements. All the offices have been fully refurbished and are equipped with office furniture and digital telephone system. Broadband is also included and there is free use of the meeting room, and use of photocopier/printer.

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**ACCOMMODATION :**

**RENTAL p.a.**

Rents quoted are on a 1 year basis. Rent decreases if longer term is taken

<b>Office No. 4 (2 rooms)</b>	19.8 sq.m.	213.12 sq.ft.	£5,611.78
<b>Office No. 7.</b>	13.0 sq.m.	139.93 sq.ft.	£3,668.48
<b>Office No. 8.</b>	19.8 sq.m.	213.12 sq.ft.	£5,614.61
<b>Office No. 9.</b>	49.1 sq.m.	528.50 sq.ft.	£2,677.00
<b>Office No. 31.</b>	9.8 sq.m.	105.48 sq.ft.	£2,761.98
<b>Office No. 14.</b>	8.9 sq.m.	95.79 sq.ft.	£2,529.69
<b>Office No. 15</b>	12.5 sq.m.	134.54 sq.ft.	£3,538.17
<b>Office No. 17 (off reception)</b>	9.8 sq.m.	105.48 sq.ft.	£2,787.48
<b>Storage Unit No. 1.</b>	4.80 sq.m.	57.1 sq.ft.	£720.00
<b>Storage Unit No. 2.</b>	4.80 sq.m.	57.1 sq.ft.	£720.00
<b>Storage Unit No. 4.</b>	4.80 sq.m.	57.1 sq.ft.	£720.00
<b>Storage Unit No. 5.</b>	4.80 sq.m.	57.1 sq.ft.	£720.00
<b>Storage Unit No. 6.</b>	4.80 sq.m.	57.1 sq.ft.	£720.00
<b>Strong Room</b>	5.42 sq.m.	58.4 sq.ft.	£720.00
<b>Open Storage</b>	139.35 sq.m.	1500 sq.ft.	--

**FACILITIES CHARGE**

The facilities charge is included in the rent

**TENURE :**

The offices are available on a Licence/Lease basis, the length of which is negotiable.

**LEGAL COSTS :**

Each party to be responsible for their own legal costs

**VAT :**

VAT is not payable as the building is not VAT registered.

**VIEWING :**

Strictly by arrangement with Agent.

**Contact : Jason Wadson BSc(Hons) MSc FRICS**

Email : [jxw@smithandsons.net](mailto:jxw@smithandsons.net) Telephone : 0151 647 9272

Visit Stanton House website on : <https://stantonhouse-wirral.co.uk>

**[www.smithandsons.net](http://www.smithandsons.net)**

51/52 Hamilton Square, Birkenhead, Wirral, CH41 5BN

Tel 0151 647 9272

Fax 0151 650 1668

DX 17876 Birkenhead

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# Energy Performance Certificate

Non-Domestic Building



Jarmac Ltd  
Stanton House, 6 Eastham Village Road  
Eastham  
WIRRAL  
CH62 0BJ

Certificate Reference Number:  
0260-4916-0375-4420-2054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 105 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 591  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 46.79

## Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

84 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.