

Smith AND SONS

PROPERTY CONSULTANTS

Office

Unit 17 Rossmore Business Village, Ellesmere Port CH65 3EY



Description

The property comprises 1,524 sq.ft. of office space with nearby amenities in a well established and popular business park serving Wirral and West Cheshire. The property benefits from on-site parking, is of modern construction with a fitted kitchen and CAT 5 cabling throughout.

Location

The property is located a short distance from Junction 8 of the M53 Motorway and a short distance from Ellesmere Port Town Centre. The location has excellent access to neighbouring towns of Birkenhead and Little Sutton.

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Rental Price

£16,764 per annum exclusive of VAT

Accommodation

Office Space	141.6m ²	1524ft ²
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rent quoted are exclusive of VAT

Tenure

The property is available by way of a new F R & I lease for a term from three years and over.

Rating Assessment

Rateable Value	£12,000 (may qualify for small business rate relief)
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Strictly by arrangement with agents. Contact :



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

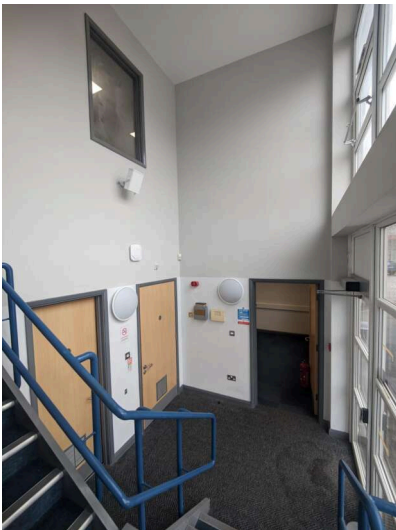
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