

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

### Office

Units 2 & 3 South Pier, Telfords Quay, Ellesmere Port CH65 4FL

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#### Description

The property comprises a self contained office arranged over two floors with potential separate access if required. The property is fitted out as offices and benefits from four parking spaces and waterfront access.

#### Location

The property is located within Ellesmere Port, West Cheshire with excellent links to the M53 and 56 Motorways. Telfords Quay is a popular waterside development in close proximity to the Manchester Ship Canal and River Mersey. The development benefits from mix usage of retail, leisure and residential.

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## Rental Price

£10,000 per annum

## Accommodation

Office Space	144.92m <sup>2</sup>	1560ft <sup>2</sup>
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

The property is available by way of an effectively F R & I lease

## Rating Assessment

Rateable Value	£8,400
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## Other Info

Service Charge : The ingoing tenant will be responsible for a fair proportion of the landlords outgoings in connection with the upkeep of the buildings and estate service charge contribution

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Strictly by arrangement with agents. Contact :



### Tom Carew

Commercial Agency

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