

# Smith AND SONS

PROPERTY CONSULTANTS

## Office

Unit 5 Rossmore Business Village, Ellesmere Port CH65 3EY



### Description

The property comprises 1,367 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 neighboring towns of Birkenhead and Little Sutton.

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## Rental Price

£13,000 per annum

## Accommodation

Ground Floor	57.8m <sup>2</sup>	621.93ft <sup>2</sup>
First Floor	69.36m <sup>2</sup>	746ft <sup>2</sup>

W.C + Kitchen Facilities

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT

## Tenure

By way of a brand new FRI lease, the length of which is negotiable

## Rating Assessment

Rateable Value 2025	£12,000
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## Other Info

There is a service charge payable for the upkeep of the communal grounds

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Strictly by appointment with sole agent, please contact;



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