

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office

Unit 5 Rossmore Business Village, Ellesmere Port CH65 3EY

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### 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.

0151 647 9272

<https://www.smithandsons.net/>

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## Sale Price

£130,000

## Tenure

Leasehold

## 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

## Rating Assessment

Rateable Value 2025	£13,750
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## Other Info

There is a service charge payable for the upkeep of the communal grounds, details on request.

Details prepared April 2026.

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Strictly by appointment with sole agent, please contact;



**Jamie Robertson**

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