

UNIT 2 ROSSMORE BUSINESS VILLAGE
INWARD WAY
ELLESMERE PORT CH65 3EY



TO LET

SUPERB SELF CONTAINED OFFICE BUILDING IN
ATTRACTIVE LANDSCAPED BUSINESS PARK SETTING
614 - 1,360 SQ FT (57.04 - 126.34 SQ M)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

UNIT 2 ROSSMORE BUSINESS VILLAGE, ELLESMERE PORT

LOCATION

Rossmore Business Village is located adjacent to Junction 8 of the M53 motorway providing easy access to the Wirral Peninsula, Liverpool, North Wales and Manchester via the M56.

DESCRIPTION

The subject premises comprise a two storey self contained office building within an attractive landscaped environment and benefits from the following specification:

- 4 demised car parking spaces
- Suspended ceilings incorporating category II lighting
- Three compartment perimeter trunking
- Fully carpeted throughout
- Double glazed throughout
- Male, female and disabled WCs
- Impressive main entrance/reception area
- Convector wall heaters

ACCOMMODATION

The accommodation can be made available as a whole or consideration will be given to subdividing the building on a floor by floor basis.

Ground floor offices	614 sq ft	57.04 sqm
Ground floor reception/Lobby	60 sq ft	5.57 sqm
First floor offices	686 sq ft	63.73 sqm
TOTAL	1,360 sq ft	126.34 sqm

TERMS

The accommodation is available on flexible lease terms for a term of years to be agreed.

RENTAL

Quoting rental of £8,000 per annum exclusive.

ESTATES CHARGE

A nominal estate charge will apply to reflect the maintenance of the soft landscaping, Estate roads etc. Further details upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Neil Kirkham,

Hitchcock Wright & Partners.

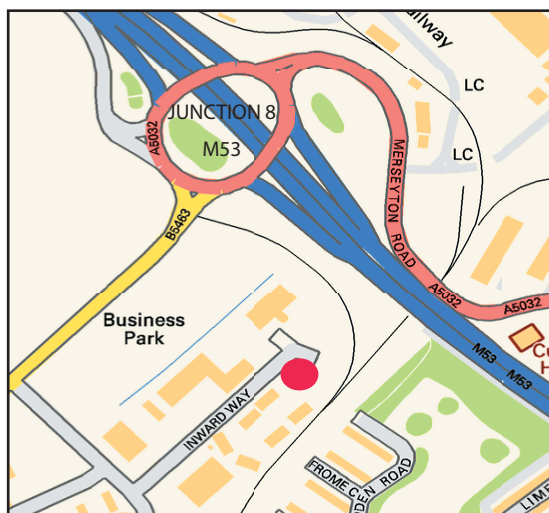
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Subject to Contract



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