

THE TECHNOLOGY CENTRE

Rossmore Business Park, Ellesmere Port, Wirral

HIGH SPECIFICATION OFFICE SUITES

FROM 33 SQM (355 SQFT)



VAUXHALL MOTORS

RIVER MERSEY

M53 J8

ROSSMORE ROAD EAST

**TECHNOLOGY
CENTRE**

INWARD WAY



DESCRIPTION

Situated in an excellent location – easily visible from the M53 motorway – The Technology Centre is a high-quality office development providing reception services, conference facilities and offering companies an excellent working environment with a wide array of business services on hand.

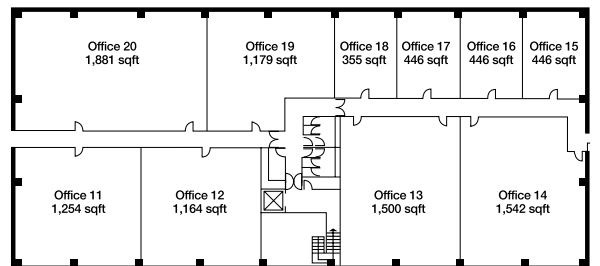
The development offers 20 high specification office suites from 33 sq m (355 sq ft) to 175 sq m (1,881 sq ft).



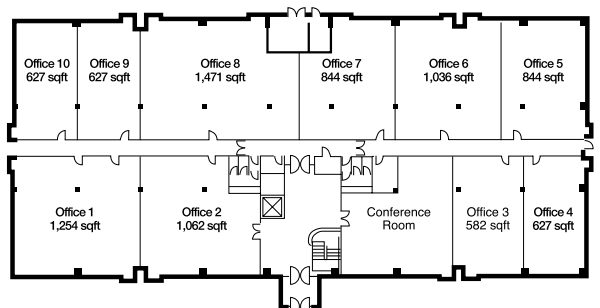
SPECIFICATION

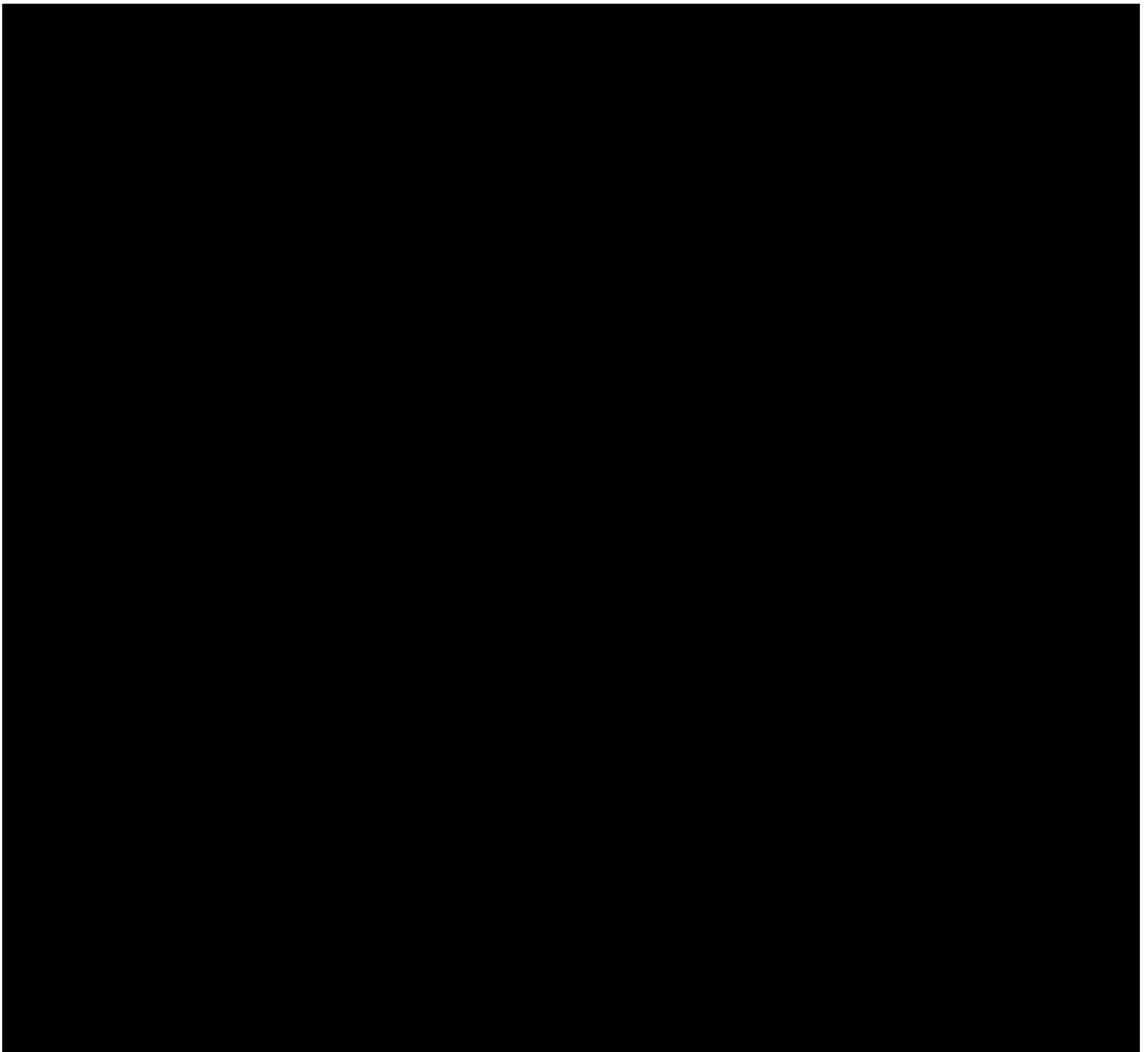
Conference room/Disabled access and facilities/On-site business support staff/Manned reception/Air conditioning/CCTV/Kitchen and wc facilities on each floor/Ten person passenger lift/102 car parking spaces

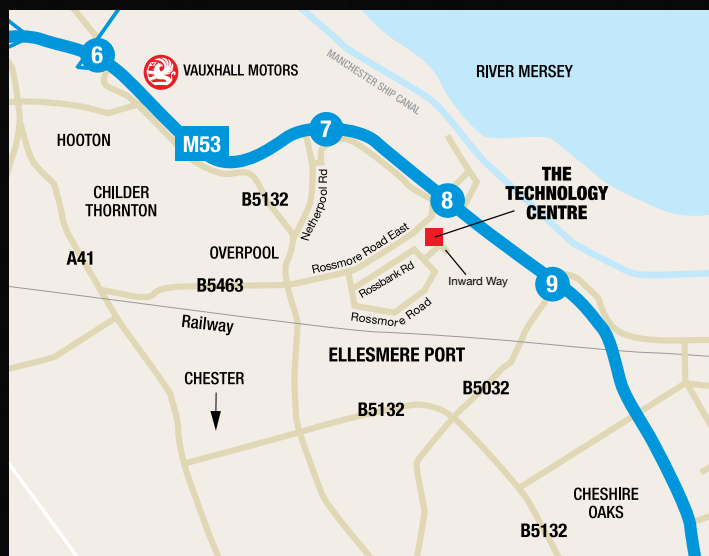
FIRST FLOOR



GROUND FLOOR







LOCATION

The Technology Centre is situated at the heart of the north west's motorway network and within 30 minutes drive of two major international airports.

It is an ideal choice for companies wishing to trade across the UK or with easy access to Europe.

Six miles from Chester and within 38 miles of Manchester, this landmark development lies adjacent to Junction 8 of the M53 and within close proximity to all the facilities of Ellesmere Port town centre.

It is an ideal choice for companies wishing to trade nationally and internationally.

LEASE TERMS

Individual suites are available on flexible terms by way of full repairing and insuring leases.

SERVICE CHARGE

A service charge is levied for the running cost of the common parts of the building and for reception services.

VAT

Unless otherwise stated, all terms are subject to VAT at the prevailing rate.

FOR FURTHER INFORMATION

Please contact either of the joint letting agents, Legat Owen/Hitchcock Wright & Partners as shown below.

www.thetechnologycentre.co.uk

Legat Owen
COMMERCIAL PROPERTY SURVEYORS
01244 408200
www.legatowen.co.uk

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

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. www.alexandermacgregor.co.uk 02/08

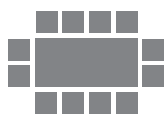


Conference Facilities at The Technology Centre

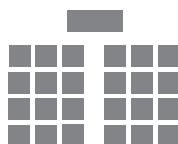
Providing conference facilities for Ellesmere Port, Chester and surrounding areas, Front Desk at the Technology Centre in Ellesmere Port offers high-class conference/meeting room facilities for up to 40 delegates at our prestigious offices. With easy access to the motorway network and ample free parking, Front Desk is the perfect venue to hold your next event. Our purpose-built and fully-equipped, air conditioned conference room is ideal for local businesses, professional services companies, networking clubs and many more.

Refreshments – Catering and beverage requirements can be provided for your meeting. A choice of menus is available on request.

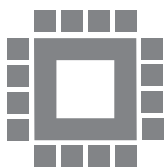
Conference Room Layout



Conference Table
Max 20 persons



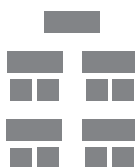
Theatre Style
Max 40 persons



Open Square
Max 20 persons



U-Shape
Max 20 persons



Classroom
Max 20 persons

Conference Room

Room Hire

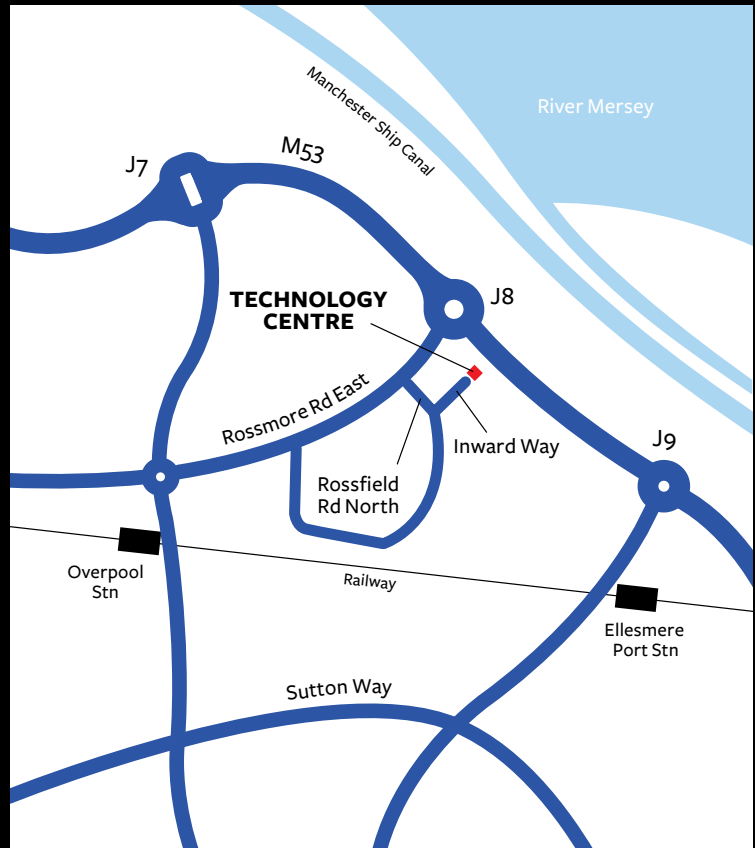
Full Day	£150.00
Half Day	£80.00
By the Hour	£25.00

Equipment Hire

TV/Video Hire	£12.00
OHP	£25.00
Digital Projector	£25.00
Flip Chart	£10.00

Refreshments (Per person)

Tea	£1.10
Coffee	£1.10
Biscuits	£0.35
<i>Buffet from</i>	<i>£5.00</i>



Directions

M53 from Chester to Junction 8 - Rossmore Road Ind Estate Slip Road. First left off roundabout at Junction 8 on to Rossmore Road East. Continue to Rossmore Road North and continue to Inward Way. Turn left on Inward Way and the Technology Centre is located on the left hand side at the end of the road. M53 from Birkenhead come off at Junction 8 on to roundabout, following signs for Rossmore Road Ind Estate turn left on to Rossmore Road East and continue as above.

Benefits

Flexibility to suit individual requirements / Ideal location / Disabled access / Ample free parking

Contact Us

Front Desk Services Ltd,
The Technology Centre,
Inward Way,
Rossmore Business Park,
Ellesmere Port CH65 3EN
T: 0151 348 8000 F: 0151 348 8001
E-mail: reception@frontdesk.org.uk

www.frontdesk.org.uk

*Should you wish to
organise an event
The Technology Centre
is the perfect venue!*

THE TECHNOLOGY CENTRE

Rossmore Business Park, Ellesmere Port, Wirral
HIGH SPECIFICATION OFFICE SUITES
FROM 33SQM (355SQFT)

OFFICE	SIZE (SQ FT)	RENT (P.A) EXC	AVAILABILITY
1	1,254	10,700	AVAILABLE
3	583	5,000	AVAILABLE
4	627	5,350	
8	1,471	12,500	
9	627	5,350	AVAILABLE
13	1,500	12,750	AVAILABLE
14	1,542	13,000	AVAILABLE
19	1,179	10,000	AVAILABLE
20	1,881	14,600	AVAILABLE

Reception Service
Generous Parking.
Air Conditioned.
CCTV.

Conference Room/meeting room facilities
Keypad Access Control System.

A service charge for the maintenance of the internal common parts, exterior of the building and reception staff is payable.

The payment of business rates is the responsibility of the tenant.
www.thetechnologycentre.co.uk

