

YANCO HOUSE

MONKS FERRY

CH41 5LH



TO LET

NEWLY REFURBISHED GROUND FLOOR OFFICES
IN ATTRACTIVE WATERSIDE SETTING - WITH PARKING

240.98 sqm (2,594 sqft)

- * FULLY REFURBISHED
- * SELF CONTAINED KITCHEN & TOILET FACILITIES
- * HAMILTON SQUARE STATION JUST 700m
- * INCENTIVES AVAILABLE

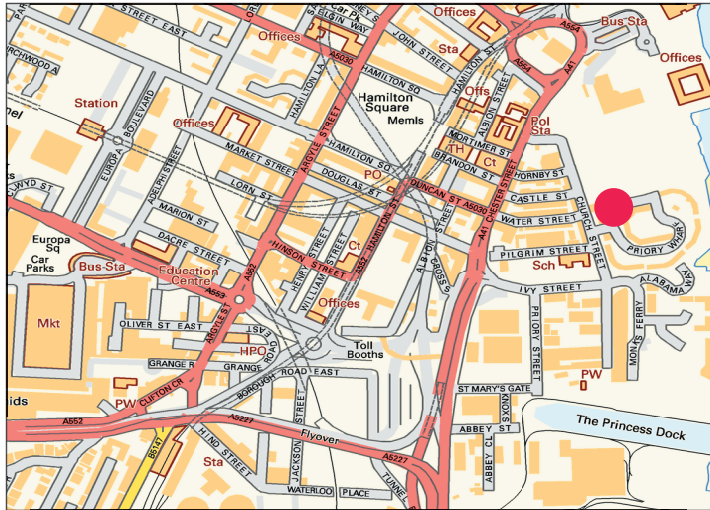
CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL,

Hitchcock Wright
CHARTERED SURVEYORS & Partners

0151 227 3400

www.hitchcockwright.co.uk

YANCO HOUSE, MONKS FERRY, CH41 5LH



LOCATION AND DESCRIPTION

Yanco House occupies an attractive position at the junction of Church Street with Monks Ferry. Monks Ferry is strategically placed with excellent transport links to Hamilton Square, Merseyrail Station and the M53 Motorway and also both Mersey Tunnels.

The building was constructed approximately 10 years ago and has brick elevations with a pitch roof. The principal entrance fronts onto the main Monks Ferry thoroughfare.

PRINCIPAL FEATURES

- Category II Lighting.
- Six on site car spaces.
- Full Central Heating.
- Fully Double Glazed.
- Flexible Open Plan Floor Plate.
- Re-Decorated
- Re-Carpeted

LEASE TERMS

A new lease will be offered for a flexible term, further details available upon request

FLOOR AREA

Floor	Suite size sq m	Suite size sq ft
Ground	240.98	2,594

SERVICE CHARGE / ESTATE CHARGE

A service charge will be levied on a fair and proportionate basis to cover the landlords usual services, including heating, cleaning/lighting of common areas etc. An estate charge will apply for maintenance of estate roads, soft landscaping etc.

RENTAL

Upon Request.

LEGAL COSTS

The ingoing tenant is to be responsible for our client's reasonable legal costs in connection with the preparation of the lease and any stamp duty thereon.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Brian Ricketts or Neil Kirkham, Hitchcock Wright & Partners.

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Subject to Contract

Details Updated AUGUST 2011



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