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# THE TECHNOLOGY CENTRE

Rossmore Business Park, Ellesmere Port, Wirral

High specification office suites,  
From 33 SQM (355 SQFT)



**ERIC WRIGHT  
GROUP**

VAUXHAUL MOTORS

RIVER MERSEY

TEXACO GARAGE

ROSSMORE ROAD EAST

M53 J8

FARMHOUSE INN

COSTA COFFEE

TECHNOLOGY CENTRE

SUBWAY & SPAR

INWARD WAY



# OVERVIEW

This high-quality office development is excellently located, adjacent to and easily visible from the M53 motorway. In addition to high specification office suites, the Technology Centre offers plentiful tenant and visitor parking, a fully-fitted reception area and a spacious conference room for use by occupiers.

The development offers a range of high-quality office suites from 33 sqm (355 sqft) to 175 sqm (1,881 sqft).

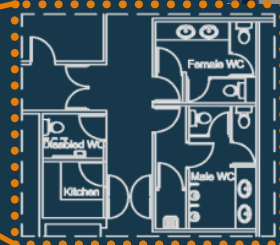
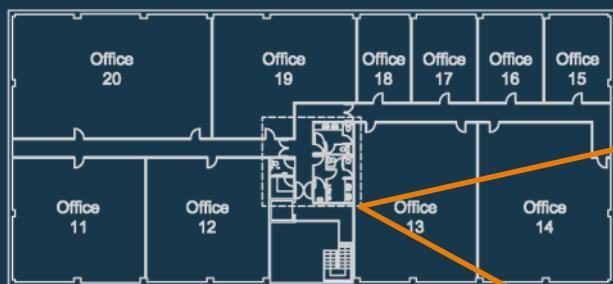
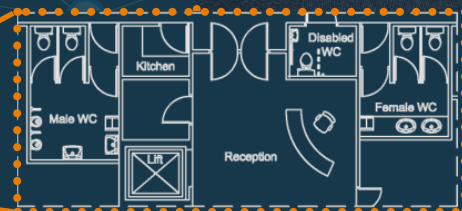
Interested parties can check current availability at [www.thetechnologycentre.co.uk](http://www.thetechnologycentre.co.uk) or call the joint agents to discuss bespoke requirements.



# SPECIFICATION

The Technology Centre incorporates features demanded by today's discerning business occupier including:

- Conference room
- Disabled access and facilities
- Air conditioning
- CCTV
- Kitchen and WC facilities on each floor
- Shower facilities on ground floor
- Ten person passenger lift
- 102 car parking spaces



# LOCATION

Six miles from Chester, 14 from Liverpool and 38 from Manchester, this landmark development lies adjacent to Junction 8 of the M53 and within close proximity of Ellesmere Port town centre.

The Technology Centre is at the heart of the North West's motorway network and within 30 minutes drive of international airports at Liverpool and Manchester.

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



# LOCAL AREA

Within the immediate vicinity you will find a number of new facilities. These include a Costa Coffee, Subway, Spar, Texaco garage and a Farmhouse Inn.

Further afield, but still within 1 mile of the Technology Centre, is Ellesmere Port boasting a number of useful facilities including a Holiday Inn, serviced apartments and numerous restaurants and cafes.

**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.

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

**FOR FURTHER INFORMATION:** Please contact Will Sadler at Legat Owen. DD: 01244 408219 or E: [willsadler@legatowen.co.uk](mailto:willsadler@legatowen.co.uk) or Brian Ricketts at Hitchcock Wright. DD: 0151 227 3400 or E: [brianricketts@hwardp.co.uk](mailto:brianricketts@hwardp.co.uk)

[www.thetechnologycentre.co.uk](http://www.thetechnologycentre.co.uk)

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CHARTERED SURVEYORS

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ELLESMERE PORT, CH65 3EN [www.thetechnologycentre.co.uk](http://www.thetechnologycentre.co.uk)

OFFICE	SIZE	ALL INCLUSIVE MONTHLY RATE*	RATEABLE VALUE*
1	1,254		LET
2	1,062		LET
3	583		LET
4	627	£525	£5,900
5	844	£703	£8,000
6	1,036		LET
7	844	£703	£8,100
8	1,471		LET
9 – Under Offer	627	£523	£6,000
10	627		LET
11	1,254		LET
12 – Under Offer	1,164	£970	£11,000
13	1,500	£1,250	£14,250
14	1,542		LET
15	446		LET
16	446		LET
17	446		LET
18	355		LET
19	1,179		LET
20	1,881	£1,568	£18,000

Please see overleaf for breakdown of costs:

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# THE TECHNOLOGY CENTRE

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## Meeting Room Hire (Rates):

	SMALL	MEDIUM	LARGE
HOURLY	£15.00	£20.00	£30.00
HALF DAY	£50.00	£70.00	£100.00
DAILY	£80.00	£100.00	£150.00

**\*Inclusive Rent Includes:** Rent, Service Charge, Building Insurance, Utilities (not water rates)

**Inclusive Rent Excludes:** Business Rates (if applicable), Water Rates (Surface Water / Highways Drainage), Broadband, Phone Line Rental, Phone Calls

**Features:** Generous Parking, CCTV, Air-conditioned, Conference Room and Facilities available, Easy Access to M53

**\*Business Rates:** If rateable value is below £12,000 then an occupier may benefit from 100% small business rates relief. Please see: [www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief)

