

UNITS 2 & 3 SOUTH PIER, TELFORDS QUAY, ELLESMERE PORT CH65 4FL



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

TO LET - SELF CONTAINED OFFICE UNIT

ATTRACTIVE WATERSIDE SETTING

1,560 SQ. FT. (144.92 Sq M)

LOCATION

Ellesmere Port is a large town in Cheshire, located south of the Liverpool and North of the City of Chester. The town offers direct commuter access off the M56 and M53 interchange with the A41 between Birkenhead and Chester and adjoins Junction 9 of the M53. Telford Quays is a popular waterside location which overlooks the scenic views of Manchester ship canal and River Mersey.

DESCRIPTION

The Self-contained office is situated over ground and first floors. The accommodation provides an open plan layout with stud partitions. The premises includes a kitchen and W/C facilities and has carpet tiles and painted walls throughout. The offices are predominantly positioned amongst a residential surrounding along with Port & Anchor Eatery and the National Waterways Museum. The unit benefits from 4 designated parking spaces and offers a pleasant working environment.



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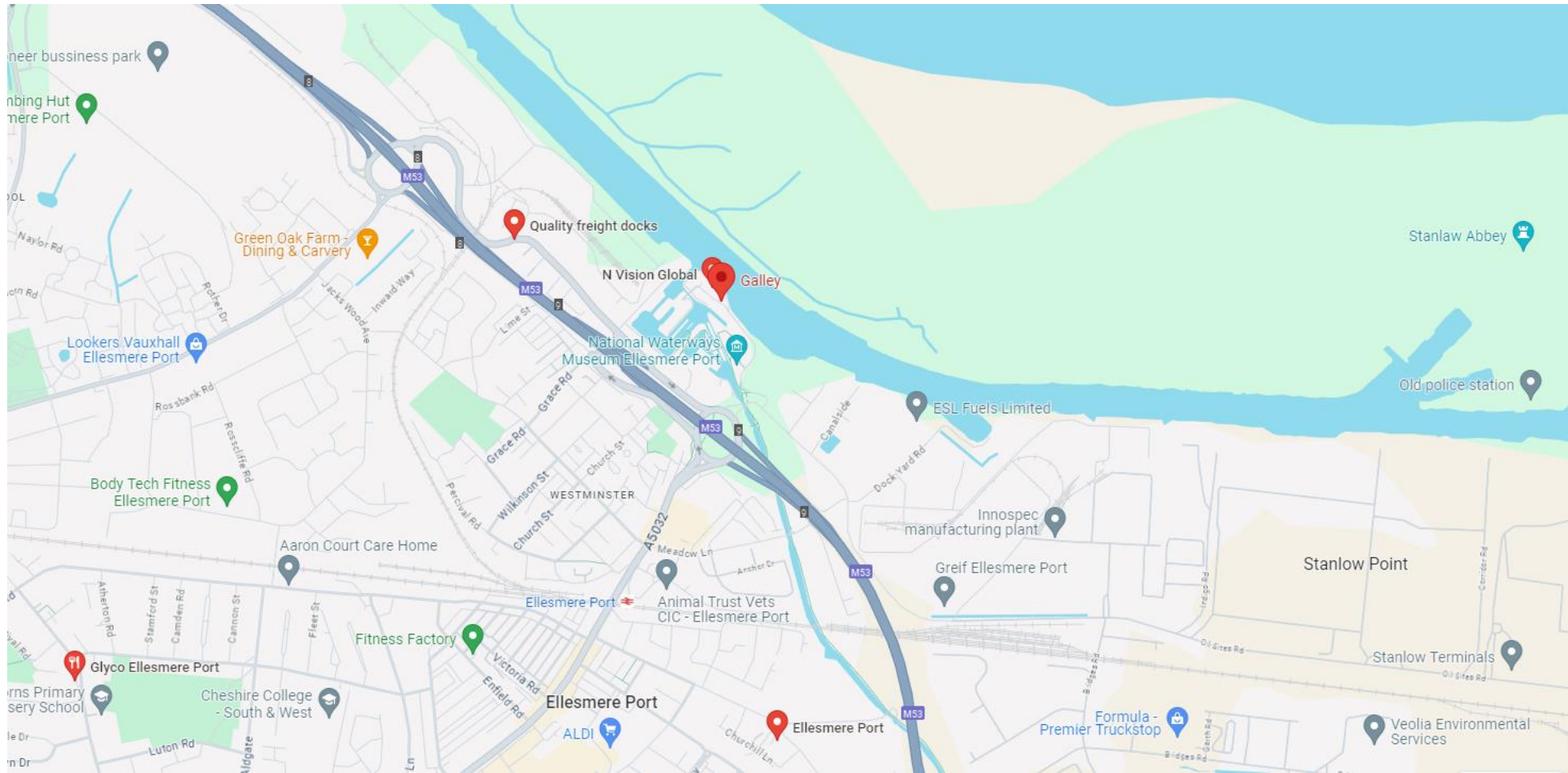
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PRINCIPLE FEATURES INCLUDE:

- **Self-contained office**
- **4 designated on-site secure parking spaces**
- **Attractive waterside environment**
- **Front & rear entrances**
- **24/7 access**
- **Excellent motorway links**
- **Accommodation - 1,560 SQ. FT. (144.92 Sq M)**





LEASE

The accommodation is available on flexible terms by way of a new lease for a term of months or years to be agreed subject to further negotiation.

RENT

£9,995 per annum exclusive

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

EPC

Energy Performance Asset Rating: B
Certificate Number : 2372-9344-7940-5702-9444

BUSINESS RATES

The premises have been assessed having a rateable value of £8,400.

RESTRICTED USE

The premises can be used for offices but excluding legal and accountancy users.

SUBJECT TO CONTRACT

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

SERVICE CHARGE / ESTATE CHARGE

The ingoing tenant will be responsible for a fair proportion of the landlord's outgoings in connection with the upkeep of the building and estate service charge contribution.

VIEWING & FURTHER INFORMATION

Please contact Brian Ricketts or Alana Finn of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: Brianricketts@hwandp.co.uk / alanafinn@hwandp.co.uk

DETAILS PREPARED: APRIL 2024



ALL ENQUIRIES

