

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

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 sq m (355 sqft) to 175 sqm (1,881 sqft). Interested parties can check current availability at www.thetechnologycentre.co.uk or call the joint agents to discuss bespoke requirements.

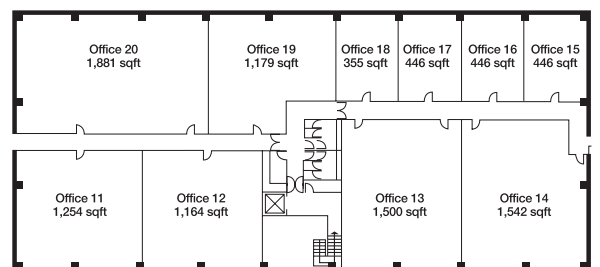


SPECIFICATION

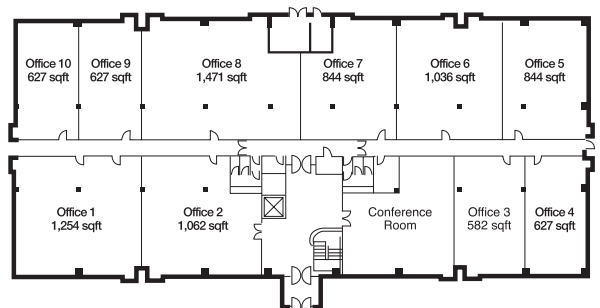
The Technology Centre incorporates features demanded by today's discerning business occupier including;

Conference room/Disabled access and facilities/Air conditioning/CCTV/ Kitchen and wc facilities on each floor/ Ten person passenger lift/102 car parking spaces

FIRST FLOOR



GROUND FLOOR





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.

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 or Brian Ricketts at Hitchcock Wright. DD: 0151 227 3400 or E: brianricketts@hitchcockwright.co.uk

www.thetechnologycentre.co.uk



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www.alexandermacgregor.co.uk JUNE 2012

THE TECHNOLOGY CENTRE
Rossmore Business Park, Ellesmere Port, Wirral
HIGH SPECIFICATION OFFICE SUITES
FROM 41.43 SQM (446 SQFT)

OFFICE	SIZE (SQ FT)	RENT (P.A) EXC
3 (available from October)	582	£9,000
6	1,036	£15,600
7	844	£12,600
9	627	£9,600
11	1,254	£19,200
13	1,500	£18,000
18 UNDER OFFER	355	£5,400
20	1,881	£22,800

*Reception Service
*Generous Parking
*Security window shutters
*Keypad Access Control System
*10 person passenger lift
*CAT2 lighting

*Carpeted throughout
*Easy access to M53
*CCTV and remote monitoring
*24 hour access
*Comfort Cooling throughout
*Conference room available to hire

Inclusive Rent includes Rent, Service Charge, Electricity, Phone line rental and Buildings Insurance.

