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
SUBWAY & SPAR
TECHNOLOGY CENTRE
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 occcupiers.

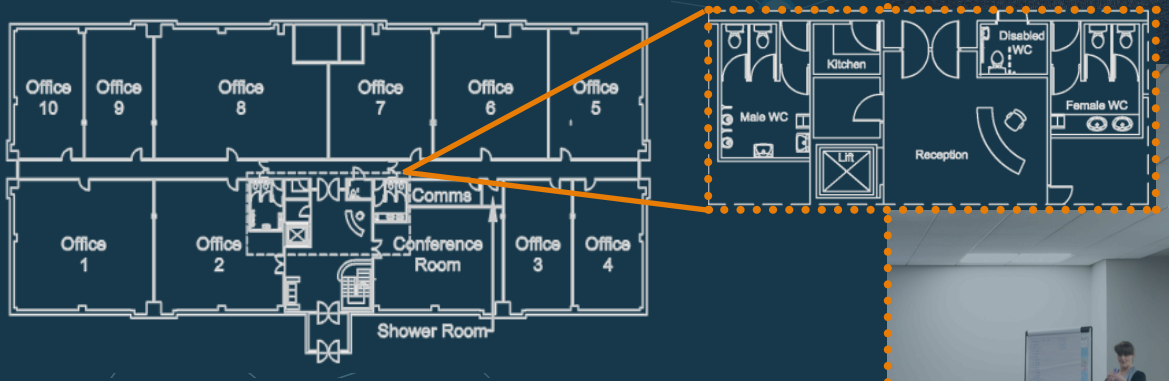
The development offers a range of high-quality office suites from 33 sqm (355 sqft) to 175 sqm (1,881 sqft).

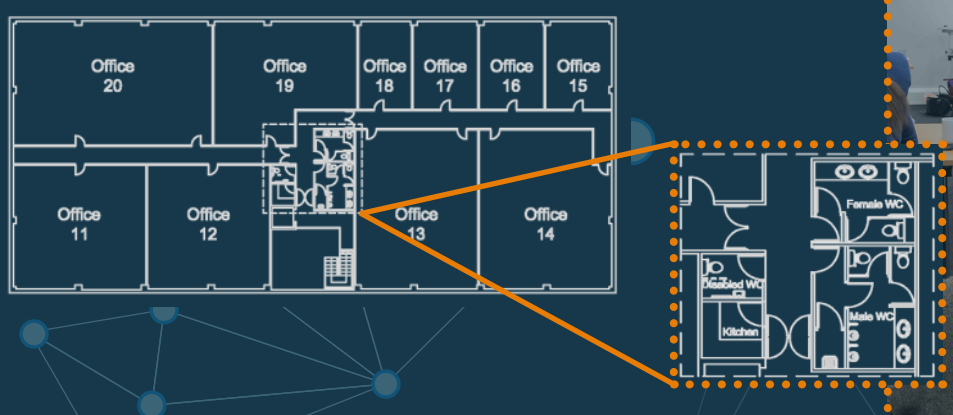
Interested parties can check current availability at www.thetechnologycentre.co.uk or call the joint agents to discuss bespoke requirements.

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



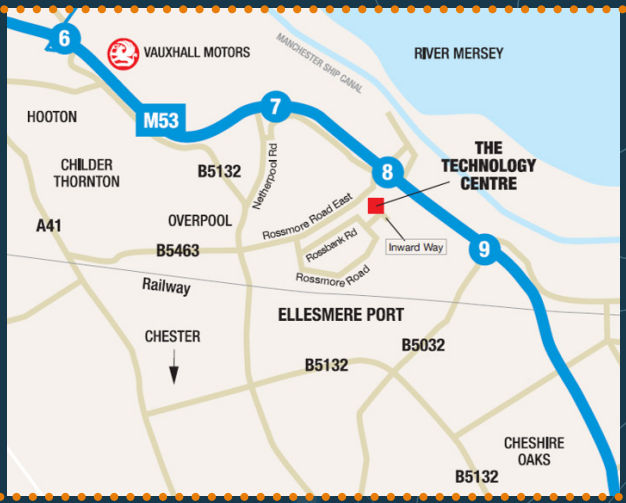


LOCATION

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

www.thetechnologycentre.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

Legat Owen
CHARTERED SURVEYORS
01270 621001
www.legatowen.co.uk

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

THE TECHNOLOGY CENTRE

ELLESMERE PORT, CH65 3EN 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	LET	
5	844	LET	
6	1,036	LET	
7	844	£844	£8,100
8	1,471	LET	
9	627	£627	£6,000
10	627	LET	
11	1,254	LET	
12	1,164	LET	
13	1,500	£1,500	£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	£1,881	£18,000

Please see overleaf for breakdown of costs:

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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

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