

Smith

AND SONS

PROPERTY CONSULTANTS

Office

Unit 17 Rossmore Business Village, Ellesmere Port CH65 3EY



Description

The property comprises 1,524 sq.ft. of office space with nearby amenities in a well established and popular business park serving Wirral and West Cheshire. The property benefits from on-site parking, is of modern construction with a fitted kitchen and CAT 5 cabling throughout.

Location

The property is located a short distance from Junction 8 of the M53 Motorway and a short distance from Ellesmere Port Town Centre. The location has excellent access to neighbouring towns of Birkenhead and Little Sutton.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£16,764 per annum exclusive of VAT

Accommodation

Office Space	141.6m ²	1524ft ²
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rent quoted are exclusive of VAT

Tenure

The property is available by way of a new F R & I lease for a term from three years and over.

Rating Assessment

Rateable Value	£12,000 (may qualify for small business rate relief)
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Strictly by arrangement with agents. Contact :



Tom Carew
Commercial Agency
E: tcc@smithandsons.net
T: 0151 647 9272

0151 647 9272

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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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