

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office

Unit 17 Rossmore Business Village, Ellesmere Port CH65 3EY

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### 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 <sup>2</sup>	1524ft <sup>2</sup>
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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  
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T: 0151 647 9272

0151 647 9272

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