

Ellesmere Port, Cheshire, Junction 10 M53, CH2 4HY

The Oaks

office park

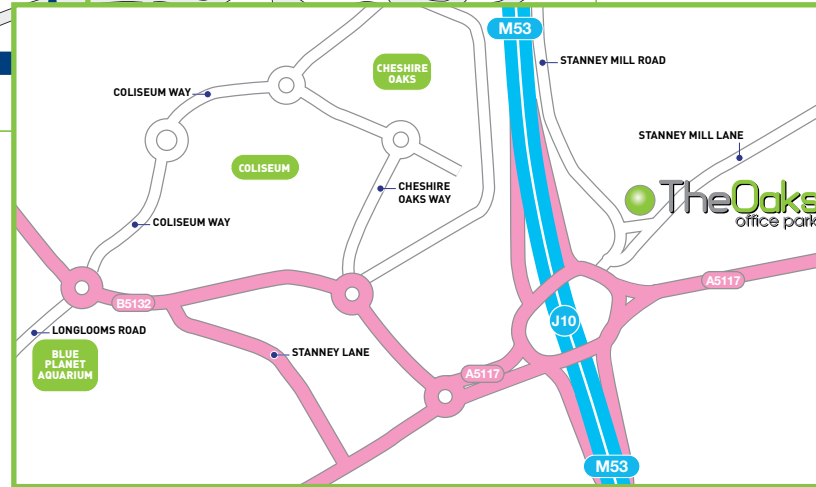
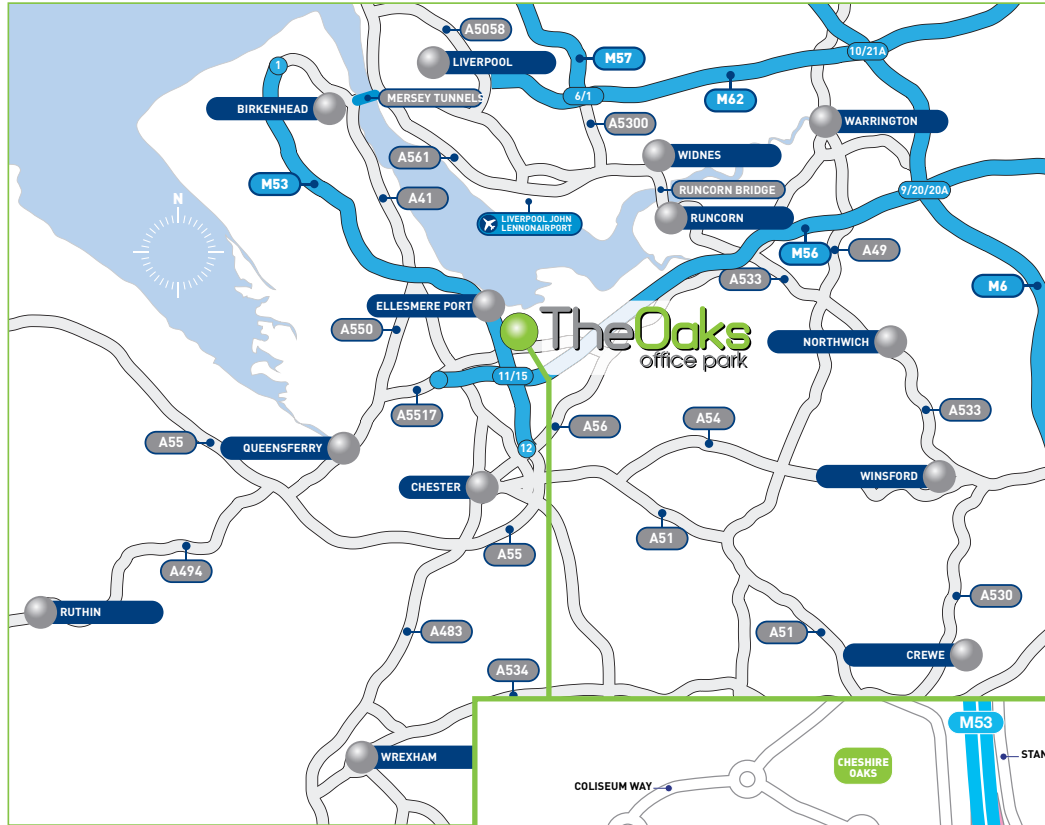


High quality office accommodation 1,545 sq ft (144 sq m) to 12,940 sq ft (1202 sq m)



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Drive Times

Destination	Distance (miles)	Drive Time (minutes)
M56 motorway	1	2
Chester	7	10
M6 motorway	20	25
Liverpool Airport	23	32
Manchester Airport	30	25

Location

The Oaks Office Park occupies a highly prominent position off Stanney Mill Road, immediately adjacent to Junction 10 of the M53 mid Wirral motorway and less than 1 mile from the M56/M53 interchange. Ellesmere Port and Chester are approximately 1 mile and 7 miles away respectively.

There are a wide range of amenities available at Cheshire Oaks including the Designer Outlet Village, the new Marks & Spencer, Coliseum Leisure Park and the Travel Lodge hotel. All are readily accessible from the Oaks Office Park being situated directly opposite on the western side of the motorway, also served by J10.



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Description

The development comprises a two storey terrace providing four self-contained office buildings with ample car parking.

Each building has been constructed to a high standard including the following:

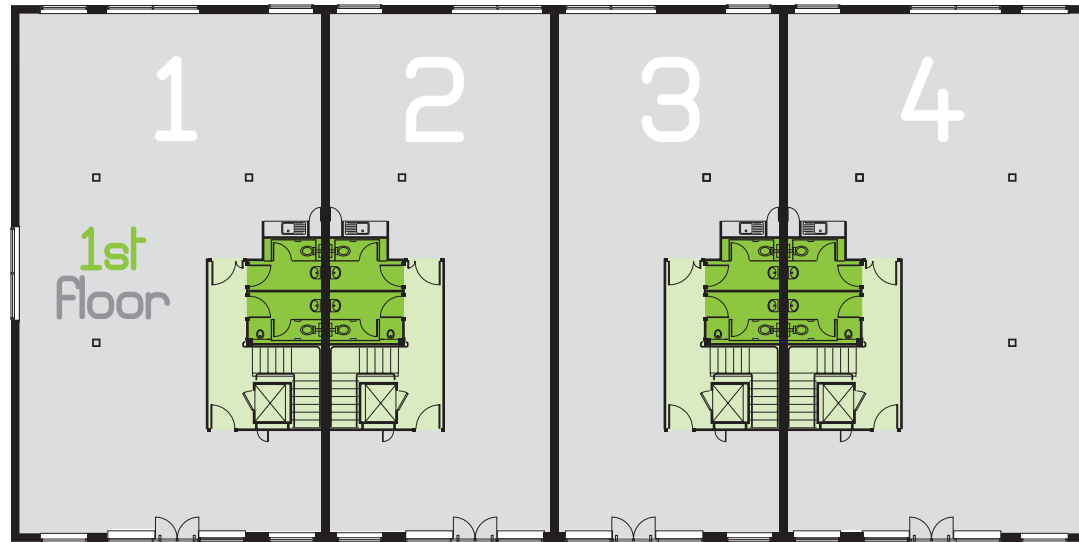
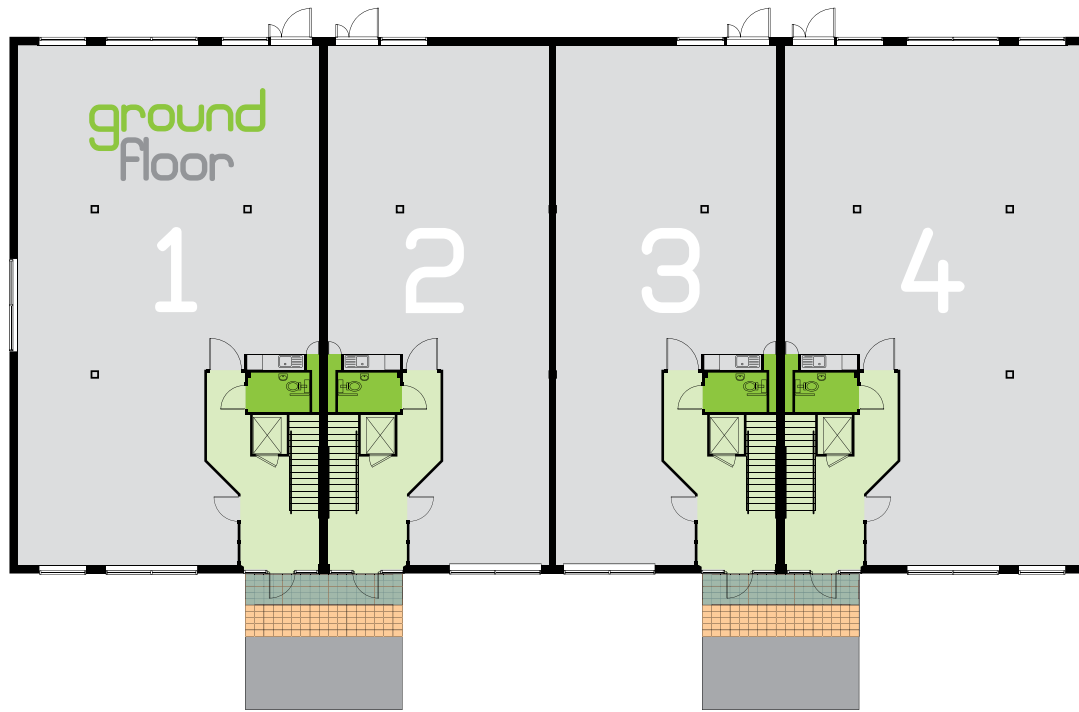
- Carpeting
- Suspended ceilings with recessed LG3 lighting
- Three compartment perimeter trunking
- Gas-fired central heating
- Kitchen facilities
- Double glazing
- Disabled access platform lift
- Full DDA compliance

Each building is available as a whole or on a floor by floor basis.



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Floor Areas

The net internal floor areas are indicated below.

Unit	Floor	Sq ft	Sq m	Car
1	Ground	2,251	209.12	8
1	First	LET		
Sub Total		2,251	209.12	8
2	Ground	1,563	145.21	6
2	First	1,535	142.61	5
Sub Total		3,098	287.82	11
3	Ground	1,575	146.32	6
3	First	1,545	143.54	5
Sub Total		3,120	289.86	11
4	Ground	2,247	208.75	8
4	First	2,224	206.62	7
Sub Total		4,471	415.37	15
Total		12,940	1,202.17	45

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Terms

Each building is available to let as a whole or on a floor by floor basis. Sales of whole units will also be considered.

Quoting rents are detailed on the attached availability sheet.



Aerial



Location



Description



Availability



Terms



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EPC Certificates



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Further Information

For further information please contact the joint agents.

MASON
PARTNERS.COM
0151 227 1008

jonswain@masonpartners.com

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

willsadler@legatowen.co.uk



MISREPRESENTATION ACT

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04/13 Design: Alphabet Design Liverpool 0151 707 1199 www.alphabet-design.co.uk

SUBJECT TO CONTRACT

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1

Energy Performance Certificate HM Government
Non-Domestic Building

Unit 1 The Oaks
Stanley Mill Lane
Little Stanney
CHESTER
CH2 4WY

Certificate Reference Number:
0880-0132-0649-4599-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

62 This is how energy efficient the building is.

Technical information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Air Conditioning	31 If newly built
Total useful floor area (m ²): 473	90 If typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO ₂ /m ²): 38.67	

2

Energy Performance Certificate HM Government
Non-Domestic Building

Unit 2 The Oaks
Stanley Mill Lane
Little Stanney
CHESTER
CH2 4WY

Certificate Reference Number:
0291-2593-6430-0700-6203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

51 This is how energy efficient the building is.

Technical information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	28 If newly built
Total useful floor area (m ²): 348	76 If typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO ₂ /m ²): 29.17	

3

Energy Performance Certificate HM Government
Non-Domestic Building

Unit 3 The Oaks
Stanley Mill Lane
Little Stanney
CHESTER
CH2 4WY

Certificate Reference Number:
0890-0832-7529-7359-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

51 This is how energy efficient the building is.

Technical information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	29 If newly built
Total useful floor area (m ²): 348	77 If typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO ₂ /m ²): 29.68	

4

Energy Performance Certificate HM Government
Non-Domestic Building

Unit 4 The Oaks
Stanley Mill Lane
Little Stanney
CHESTER
CH2 4WY

Certificate Reference Number:
0959-9430-9330-8100-2203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

48 This is how energy efficient the building is.

Technical information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	27 If newly built
Total useful floor area (m ²): 475	72 If typical of the existing stock
Building complexity (NOS level): 3	
Building emission rate (kgCO ₂ /m ²): 29.85	

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