

**TO LET
(MAY SELL)**

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



**Unit 3, Rossmore Business Village,
Ellesmere Port, CH65 3EN**

WELL PRESENTED OFFICE
ACCOMMODATION

1,302 SQ FT

4 CAR PARKING SPACES INCLUDED



DESCRIPTION

Modern self contained office over 2 floors providing open plan space with break out area, private office upstairs, ground floor lobby and WC's, and benefiting from:

- Air conditioning
- Computer cabling
- Electric heating
- Kitchen x 2
- Category 2 lighting
- Intruder alarm
- Fire alarm

TERMS

Available to rent on a full repairing basis or to purchase on a 125 year lease from 27/11/2007.

CAR PARKING

4 car parking spaces are provided.

BROADBAND

We have undertaken a check with BT Open Reach and a broadband speed of up to 62MB should be available. Interested parties are strongly advised to make their own investigations.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D, 79.

RENT

Rent is payable quarterly in advance by direct debit. There will be an upward only rent review every 3rd or 5th year, depending on length of lease.

RENT DEPOSIT

A 3 month rent deposit may be requested dependant on credit check.

ACCOMMODATION

The property has been measured in accordance with IPMS3:

UTILITIES

The ingoing tenant will be responsible for the payment of their own utilities.

ESTATE CHARGE

An estate charge is payable. This covers:

- Estate lighting
- Barrier maintenance
- Gardening
- Car park maintenance
- Rubbish collection

** Service charge subject to reconciliation each year.*

RATES

The tenant is responsible for the payment of business rates. The rateable value is £8,200.

The rates payable are provided below.

** If rateable value is below £15,000 then an occupier may benefit from small business rates relief.*

BUILDING INSURANCE

The landlord will insure the building and recover premium from tenant.

PLANS/ PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

VAT is payable on all sums due the landlord.

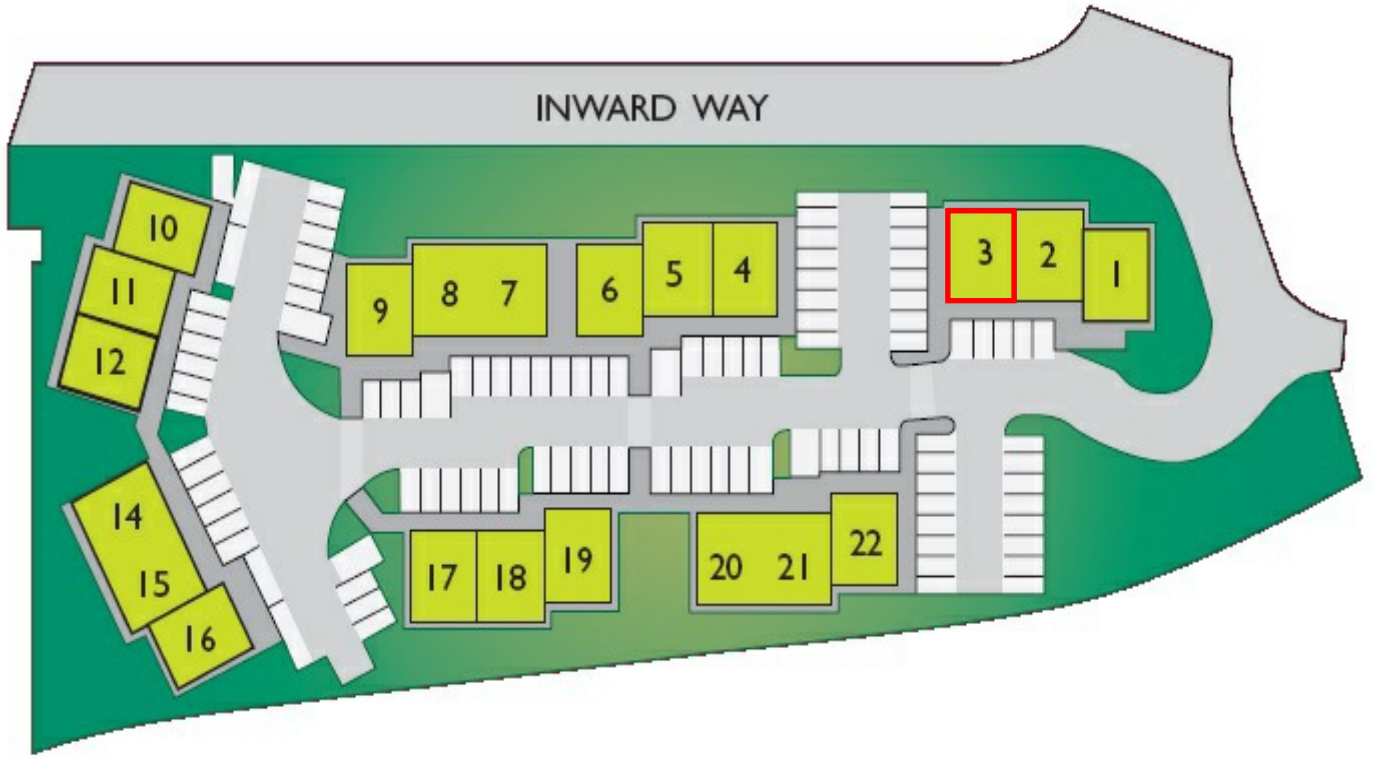
VIEWING

By prior appointment through the sole agent, Legat Owen:

Will Sadler
 01244 408219 / 07957 562816
willsadler@legatowen.co.uk

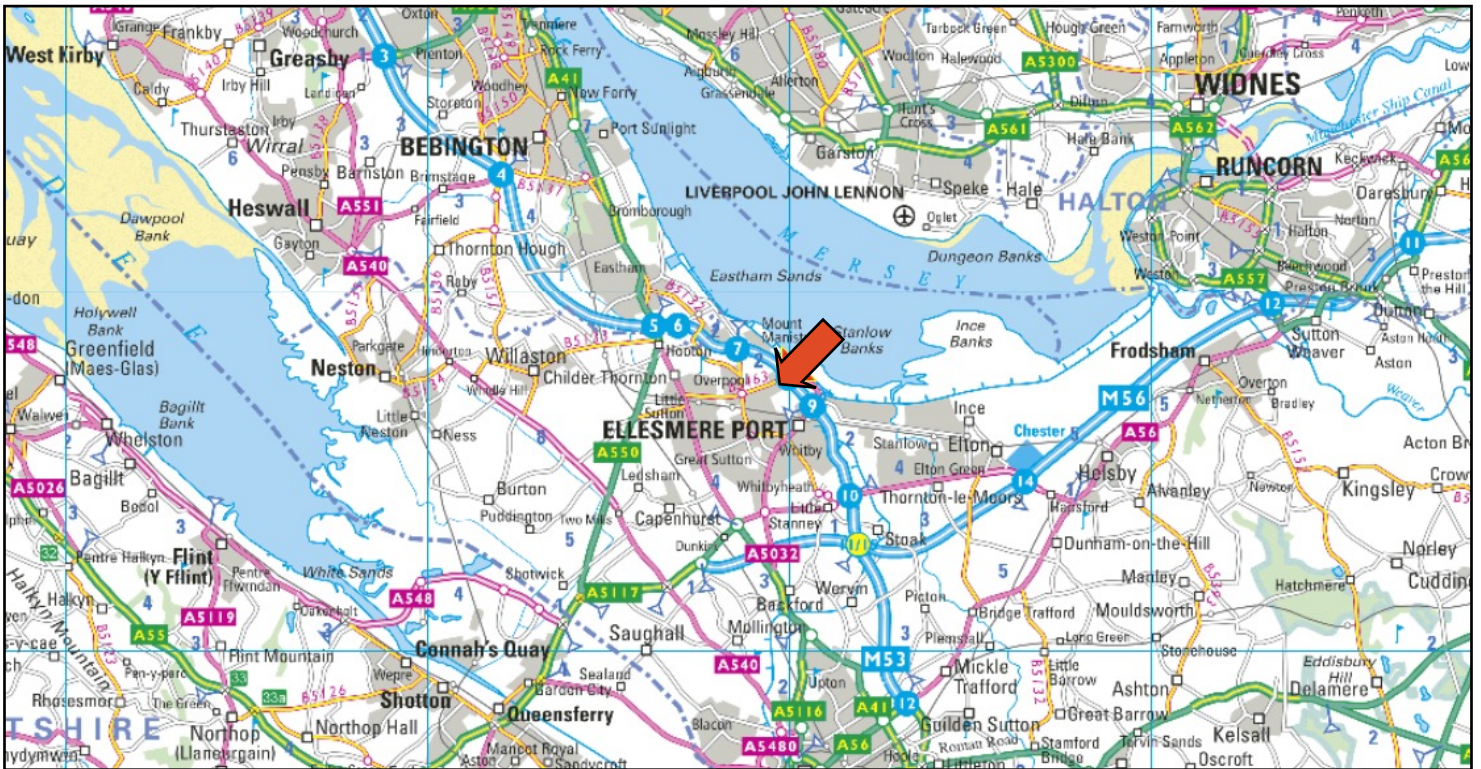
Size (sq ft)	Car Parking	Purchase Price	Rent (per annum)	Estimated Rates Payable
1,302	4	£160,000	£15,000	£4,200 or £0 if eligible for SBRR*

** small business rates relief will be available to qualifying occupiers*



LOCATION

Rossmore Business Village is located near to junction 8 of the M53 which provides access to all the Wirral and the national motorway network via the M56 including Manchester International Airport less than 33 miles away. Merseyside and greater Manchester are easily served and the attractive Cheshire Oaks Outlet village is nearby.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

March, 17

SUBJECT TO CONTRACT