

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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Aerial



Location



Description



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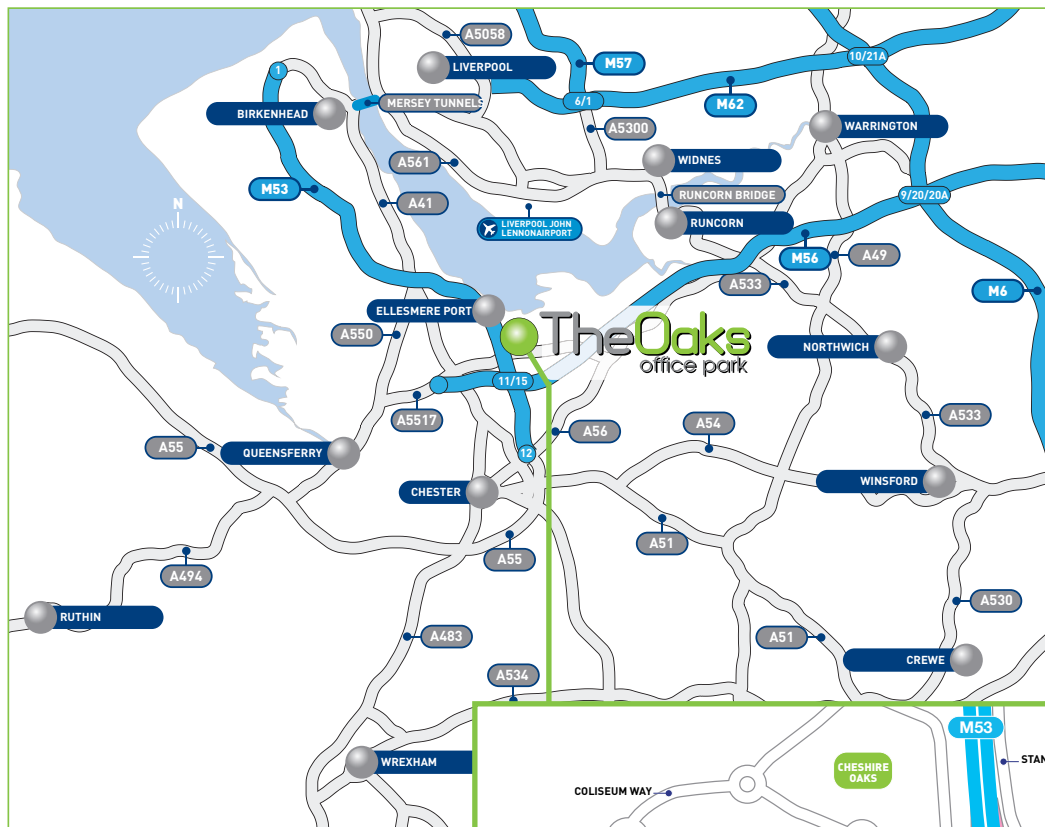
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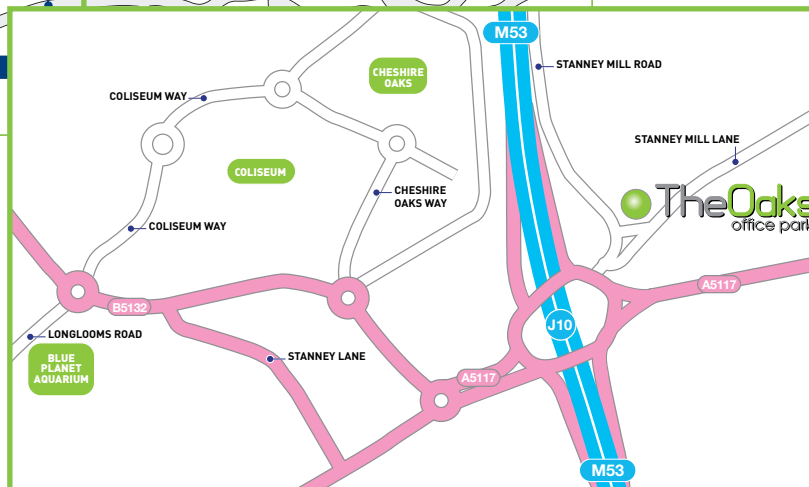


Exit



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 Stanley 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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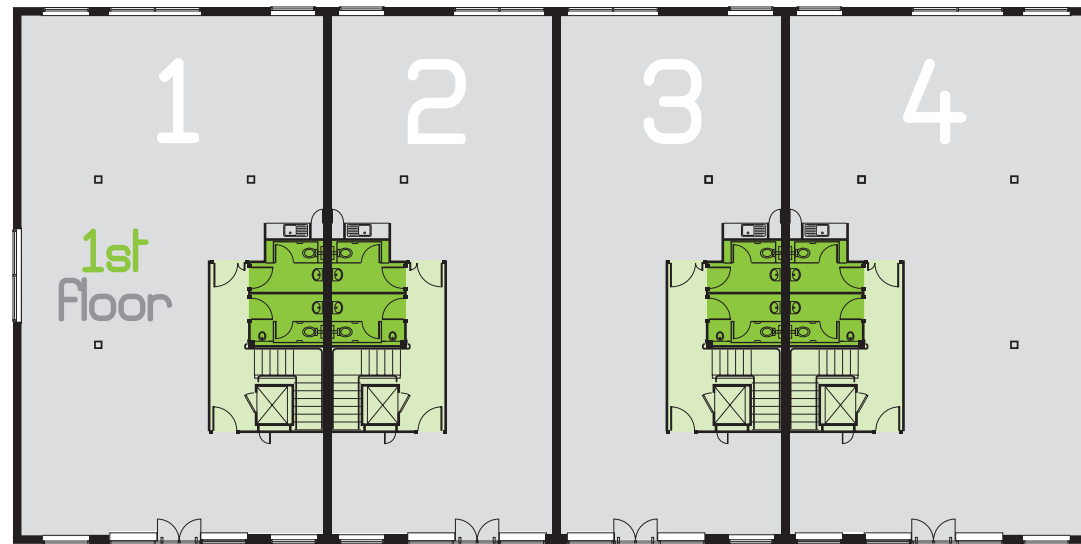
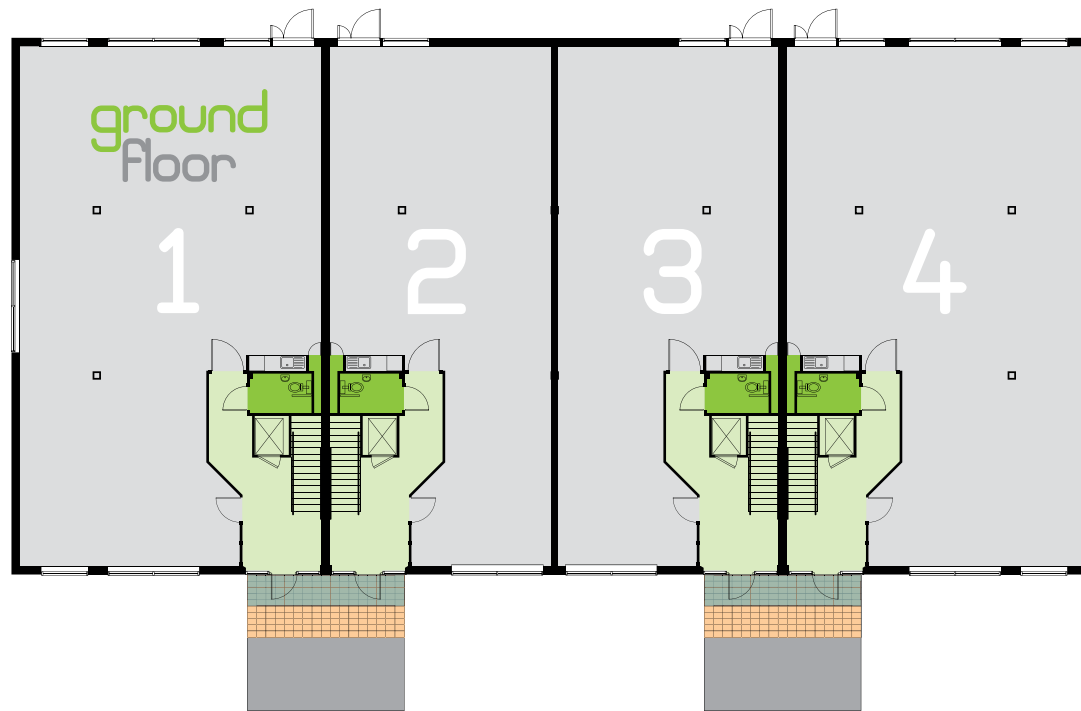


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Floor Areas

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.



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Further Information

For further information please contact the joint agents.

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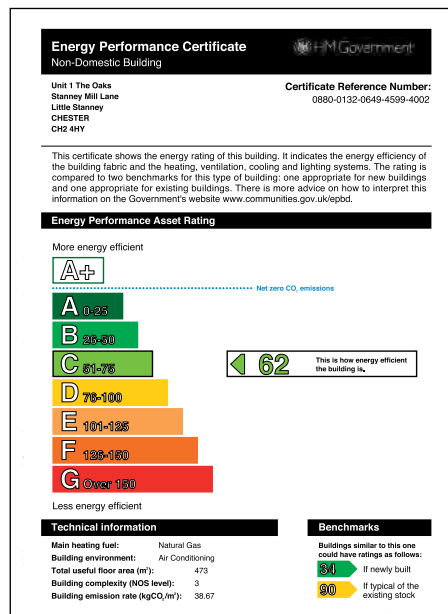
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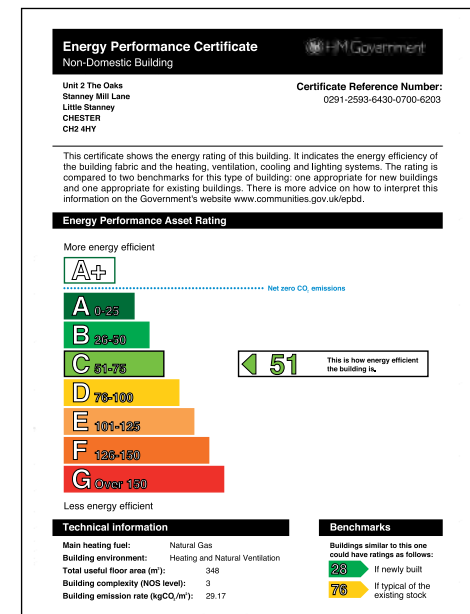
SUBJECT TO CONTRACT

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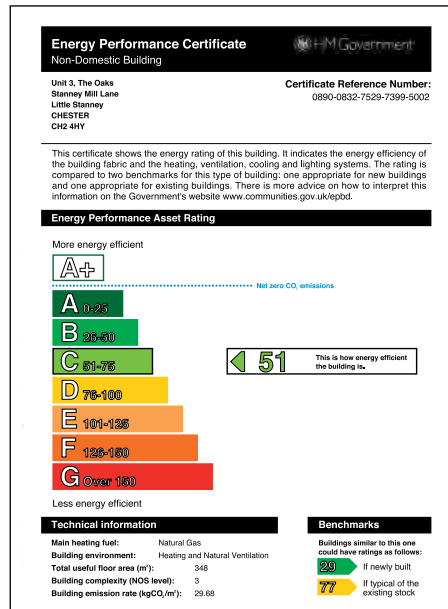
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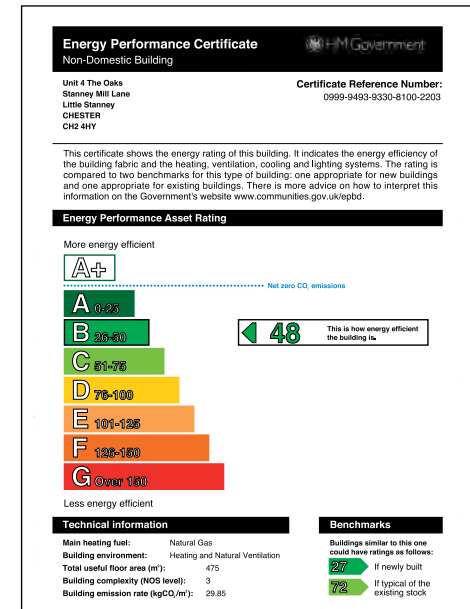
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3



4



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