

FOR SALE/ TO LET

LegatOwen
CHARTERED SURVEYORS
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**EMS House, Rossfield Road, Rossmore Industrial Estate,
Ellesmere Port, CH65 3BS**

A DETACHED INDUSTRIAL /
WAREHOUSE UNIT WITH OFFICES

20,866 SQ FT

(1,938 SQ M)

DEDICATED YARD & CAR PARK
CAPABLE OF SUB DIVISION



DESCRIPTION

EMS House is a detached industrial / warehouse facility comprising an office block, two industrial units and a rear yard.

The two storey office building is situated to the front elevation of the warehouse. The offices are arranged over two floors with open plan offices, WC's and a main reception area. The offices are currently in a shell condition. The car park to the front of the offices would be for the sole use of the office occupier.

Unit 1 and unit 2 are terraced units of steel portal frame construction with profile steel sheet cladding to the elevations and roof which incorporate translucent panels.

Both units have roller shutter doors with unit 2 benefiting from a 5 ton gantry crane with an eaves height of approximately 5 metres.

There is a rear yard suitable for open storage / car parking of approximately 0.43 acres (0.17 hectares).

ACCOMMODATION

The accommodation has been measured in accordance with the Code of Measuring Practice (6th Edition):-

Unit 1	11,335 sq ft	(1,053 sq m)
Unit 2	5,970 sq ft	(555 sq m)
Office Block	3,561 sq ft	(330 sq m)
Total	20,866 sq ft	(1,938 sq m)

The site area is 1.2 acres (0.48 hectares)

TENURE

The property is available to let as a whole at a rental of £83,500 p.a.x or in part at a rent from £3.50 psf.

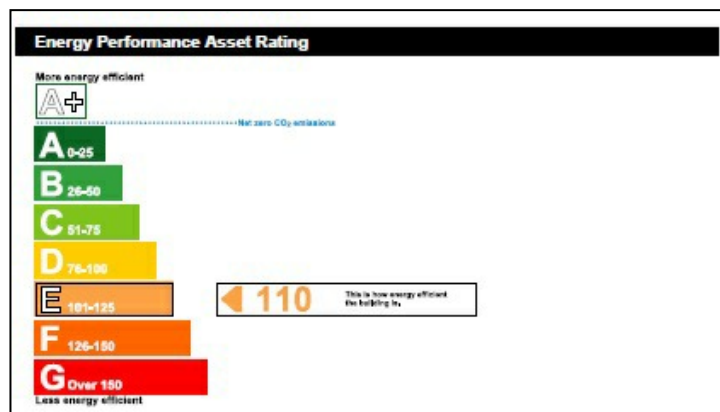
Consideration may be given to a sale of the freehold interest of the whole property.

BUSINESS RATES

We are verbally advised by Cheshire West and Chester Council that the property is advised as follows:-

Unit 1	£27,750
Unit 2	£16,000
Office Block	£3,600

ENERGY PERFORMANCE CERTIFICATE



SERVICE CHARGE AND BUILDING INSURANCE

If the property is let separately there will be a service charge levied to cover any external common repairs and maintenance. There will also be a contribution towards insuring of the building.

PLANS / PHOTOGRAPHS

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

VAT

All prices and rentals quoted are exclusive of VAT.

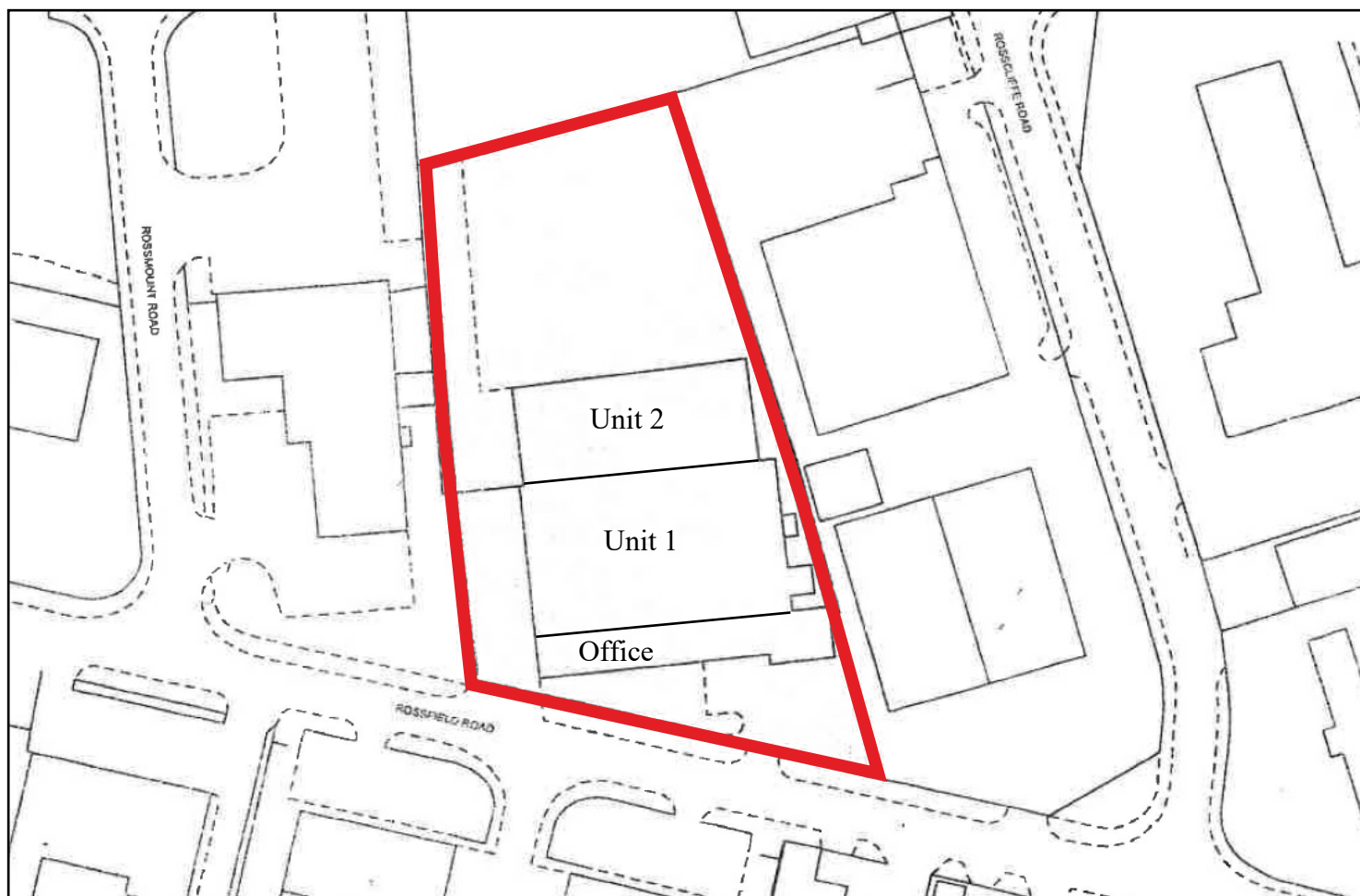
LEGAL COSTS

Each party will bear their own legal costs.

VIEWING

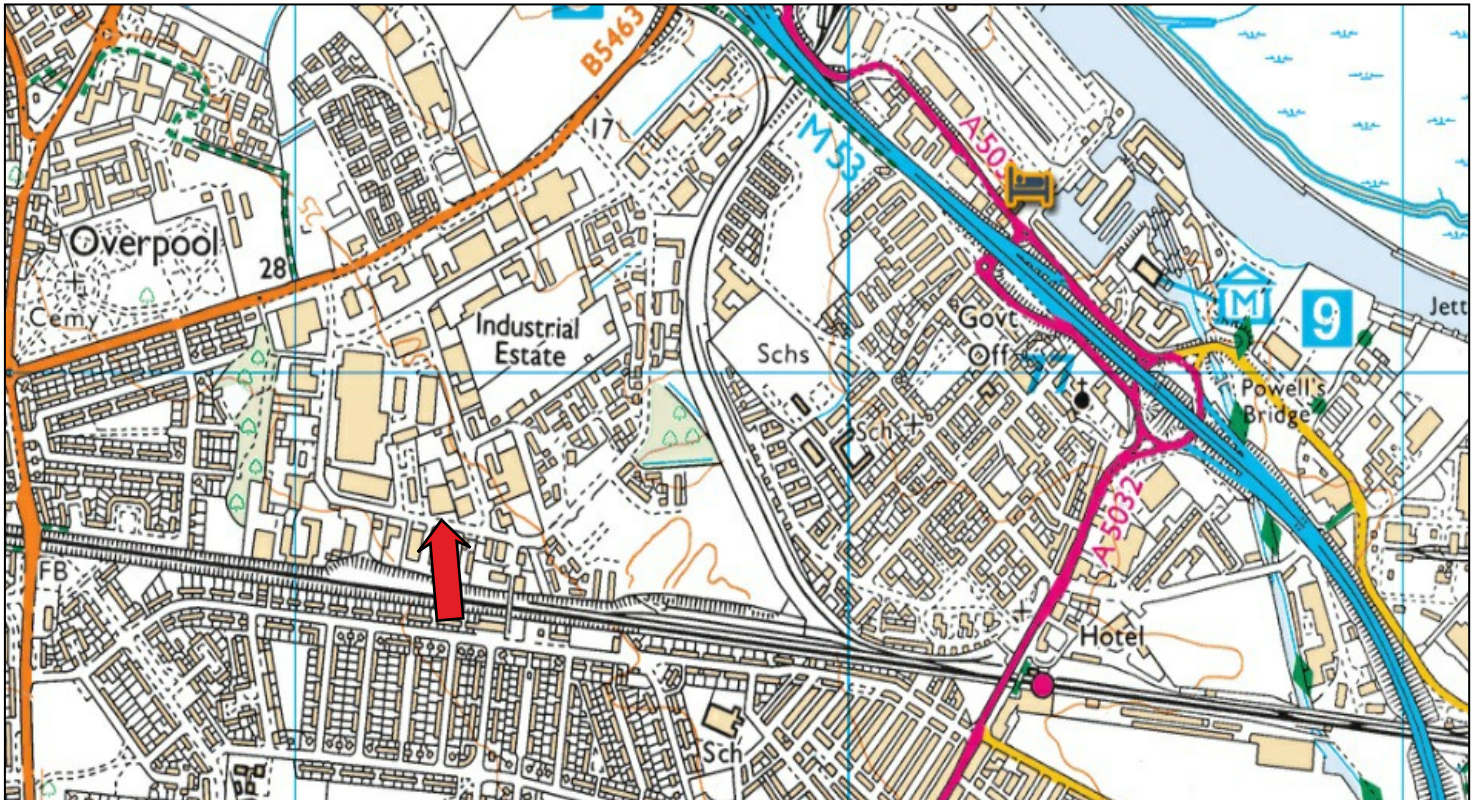
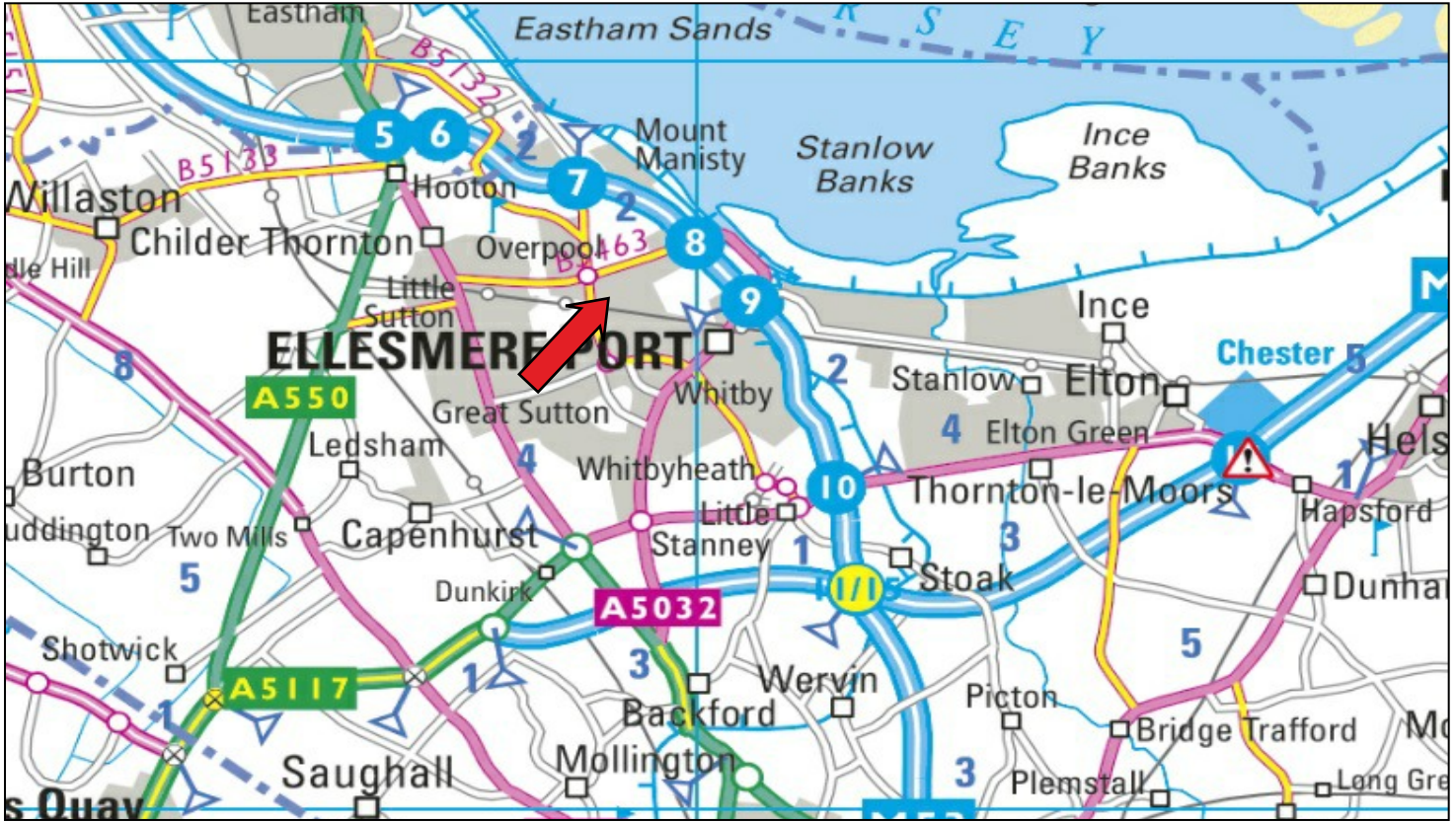
Viewings are by prior appointment with the sole letting agents Legat Owen:

Mark Diaper - markdiaper@legatowen.co.uk
Tom Cooley - tomcooley@legatowe.co.uk



LOCATION

The property is situated off Rossfield Road on the Rossmore Industrial Estate in Ellesmere Port which is accessed off the M53 motorway at Junction 8. Chester lies approximately 10 miles to the south and Liverpool 20 Miles to the north.



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.

July, 19

SUBJECT TO CONTRACT