

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
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**UNIT 2, EMS HOUSE, ROSSFIELD ROAD, ROSSMORE  
INDUSTRIAL ESTATE, ELLESMERE PORT, CH65 3BS**

INDUSTRIAL / WAREHOUSE UNIT

**5,970 SQ FT**

**(555 SQ M)**

WITH DEDICATED YARD OF  
0.17 HECTARES (0.43 ACRES)



## DESCRIPTION

EMS House is a detached industrial / warehouse facility. Unit 2 comprises an end terraced unit of steel portal frame construction with profile steel sheet cladding to the elevations and roof which incorporates translucent panels.

Loading is provided by way of a steel loading door and benefits 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 property has been measured in accordance with the Code of Measuring Practice (6<sup>th</sup> Edition) and has a gross internal area of 5,470 sq.ft (508 sq.m)

## TENURE

The property is available to let by way of a new lease for a term of years to be agreed.

## RENTAL

£36,000 per annum.



**Energy Performance Certificate**  
 Non-Domestic Building

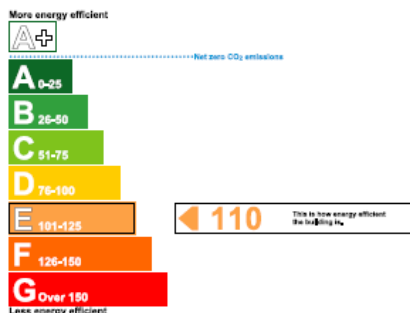


EMS House  
 Rossfield Road  
 ELLESMERE PORT  
 CH65 3BS

Certificate Reference Number:  
 0910-2970-0342-9950-0030

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/eplod](http://www.communities.gov.uk/eplod).

**Energy Performance Asset Rating**



**Technical Information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 1720  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 62.57

**Benchmarks**

Buildings similar to this one could have rating as follows:  
 24 If newly built  
 63 If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

**BUSINESS RATES**

We are verbally advised that the unit has a rateable value of £16,000.

We would recommend that interested parties make their own enquiries with the local rating authority, Cheshire West and Chester Council.

**LEGAL COSTS**

Each party will be responsible for their own legal costs.

**VAT**

Unless otherwise stated all terms are subject to VAT at the prevailing rate

**VIEWINGS**

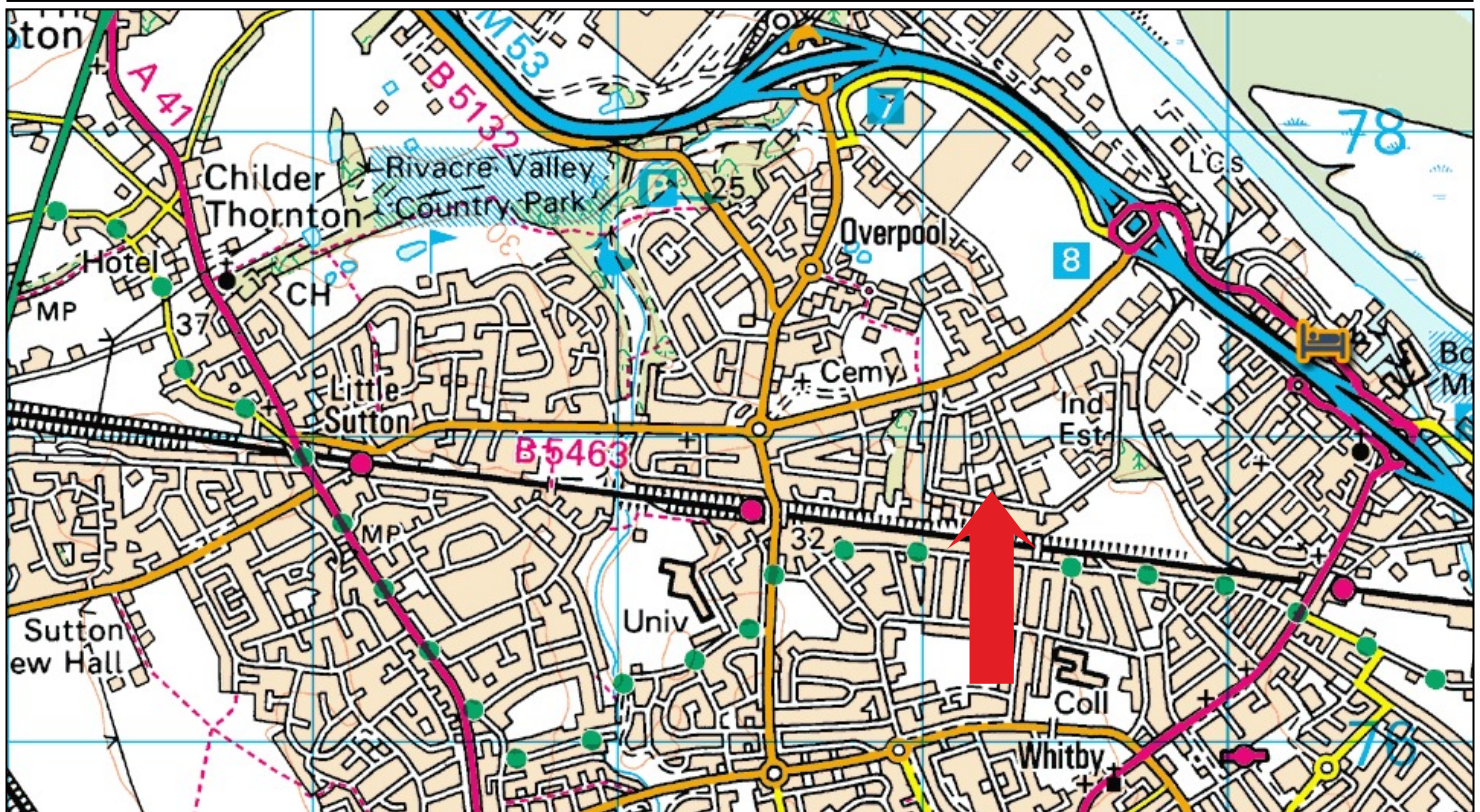
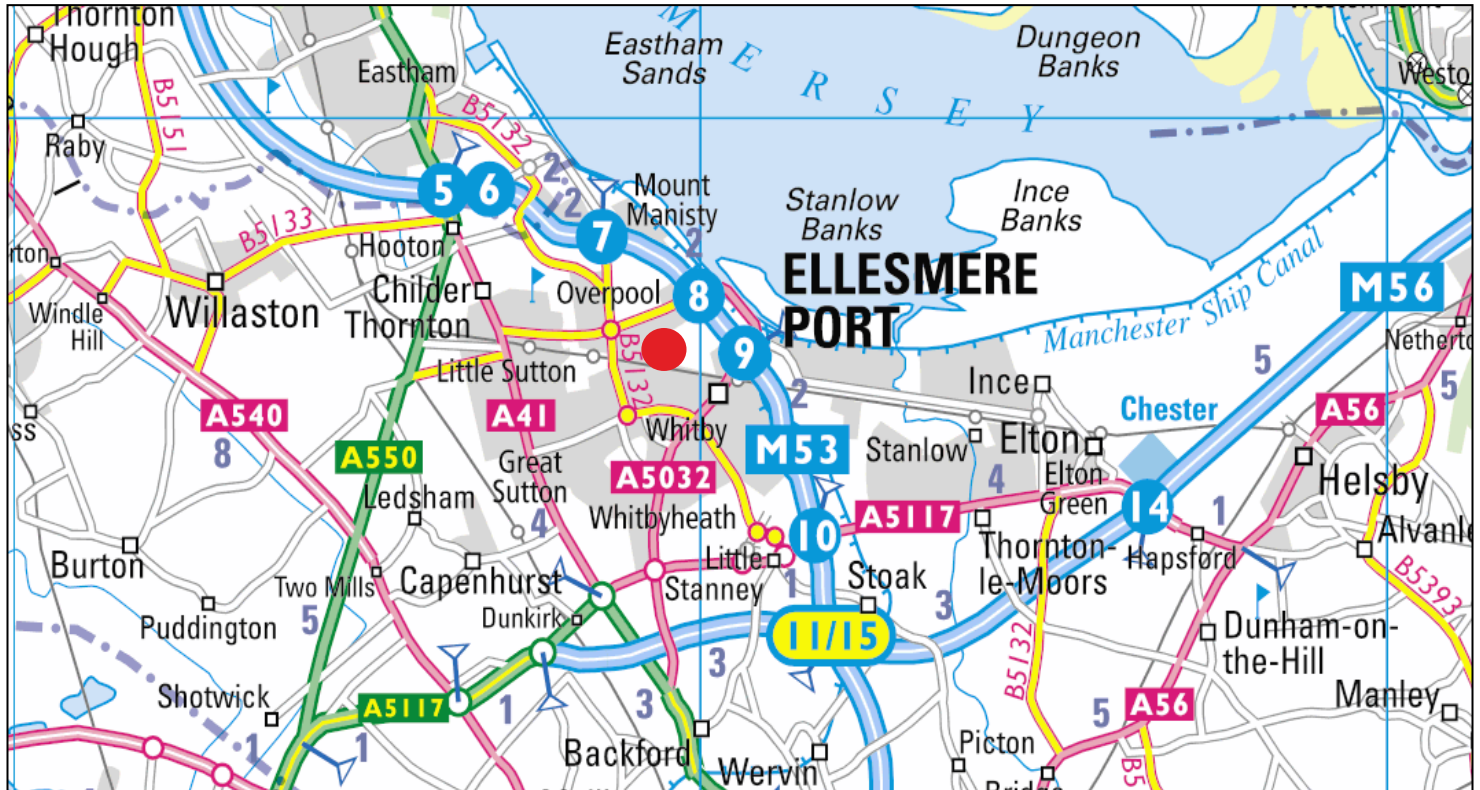
Viewings are by prior appointment with the sole agent

Legat Owen Mark Diaper  
 markdiaper@legatowen.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. Rossmore Industrial Estate is situated to the North of Ellesmere Port town centre.



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.

September, 14

**SUBJECT TO CONTRACT**