

## 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. Cheshire Oaks and the adjacent Coliseum providing retail and leisure facilities are located close by.

## Description

The development comprises 4 self-contained, two storey office buildings with ample car parking.

Each building has been constructed to a high standard incorporating anti static carpet tiles, suspended ceilings with recessed LG3 lighting, powder coated aluminium double glazed windows, three compartment perimeter trunking, disabled platform lift, disabled W.C.'s and a fitted kitchen.

## Availability

### Building 1

	sq ft	sq m
Ground floor	2,610	242.5
First floor	2,595	241.1
Total	5,205	483.5

## Terms

The building is available on a new lease for a term to be agreed, as a whole or on a floor by floor basis. Further details available upon request.

## 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

## Further Information

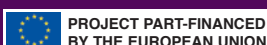
For further information please contact the joint agents:-

**MASON & PARTNERS** Commercial Property Consultants  
**0151 227 1008**  
[www.masonpartners.com](http://www.masonpartners.com)

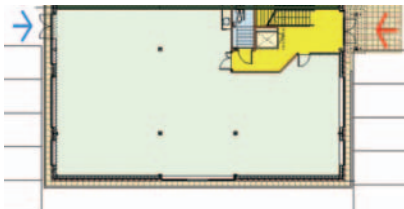
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Ground



First



### MISREPRESENTATION ACT

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