

North Road Ellesmere Port Cheshire CH65 1AD Junction 7, M53



Pioneer House

High specification offices to let 1,723 sq ft to 16,065 sq ft (160 sq m to 1,492 sq m) Fully serviced or traditional leases



Pioneer House

Location

Pioneer Business Park is situated in a highly accessible location at North Road, Ellesmere Port adjacent to Junction 7 of

Description

Comprising a purpose built office building arranged on ground and two upper floors, Pioneer House is designed to cater for the

The ground and first floors are arranged in suites from two workstations upwards. The second floor is open plan and can cater for requirements up to 8,566 sq ft (796 sq m).

Car Parking

On-site car parking available.

Specification

The specification of the accommodation includes the following:

- Power and data cabling
- Full air-conditioning (second floor)
- LG7 lighting

Terms

Available fully serviced or on traditional leases. Further details available upon

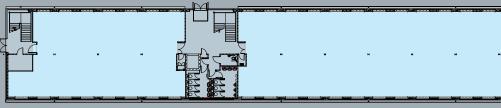
Service Charge

A service charge will be levied for the landlord's costs of management, maintenance of common areas of the estate and building insurance, except in the case of serviced agreements were the fee is fully

VAT

Unless otherwise stated all sums will be subject to the addition of VAT.

EPC



Accommodation	Sq ft	Sq m	Availability	Second fle
	Serviced	offices available	from 100 sq ft (9 sq m)	
Ground Floor (Right Wing)	1,723	160.07	Available	
First Floor (Left Wing)	5,776	536.61	Available	
Second Floor (Left Wing)	5,776	536.61	Available	
Second Floor (Right Wing)	2,790	259.20	Available	
Total	16,065	1492.49		

* Available on fully inclusive licences from two workstations (approximately 130 sq ft) upwards. Licence fee is inclusive of rates, service charge, office furniture, heating, lighting and security.



Joint agents



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Misdescription Act

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