

Smith AND SONS

PROPERTY CONSULTANTS

Office

Unit 5 Rossmore Business Village, Ellesmere Port CH65 3EY



Description

The property comprises 1,367 sq.ft. of office space with nearby amenities in a well established and popular business park serving Wirral and West Cheshire. The property benefits from on-site parking, is of modern construction with a fitted kitchen and CAT 5 cabling throughout.

Location

The property is located a short distance from Junction 8 of the M53 Motorway and a short distance from Ellesmere Port Town Centre. The location has excellent access to neighboring towns of Birkenhead and Little Sutton.

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Rental Price

£13,000 per annum

Accommodation

Ground Floor	57.8m ²	621.93ft ²
First Floor	69.36m ²	746ft ²

W.C + Kitchen Facilities

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT

Tenure

By way of a brand new FRI lease, the length of which is negotiable

Rating Assessment

Rateable Value 2025	£12,000
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Other Info

There is a service charge payable for the upkeep of the communal grounds

Strictly by appointment with sole agent, please contact;



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