

**Rossmore Business Village,
Ellesmere Port,
CH65 3EY**

WILD
COMMERCIAL PROPERTY



**OFFICES SUITES
TO BUY AND TO LET
From 643 – 4,369 sq ft**

Location

Rossmore Business Village is located near to junction 8 of the M53 which provides access to the Wirral, the national motorway network via the M56 and Manchester Airport, which is less than 33 miles away.

Merseyside and greater Manchester are easily served and the attractive Cheshire Oaks Outlet village is nearby.

TWO STOREY OFFICE ACCOMODATION

OPEN-PLAN LAYOUT

FULL HEIGHT ENTRANCE ATRIUM

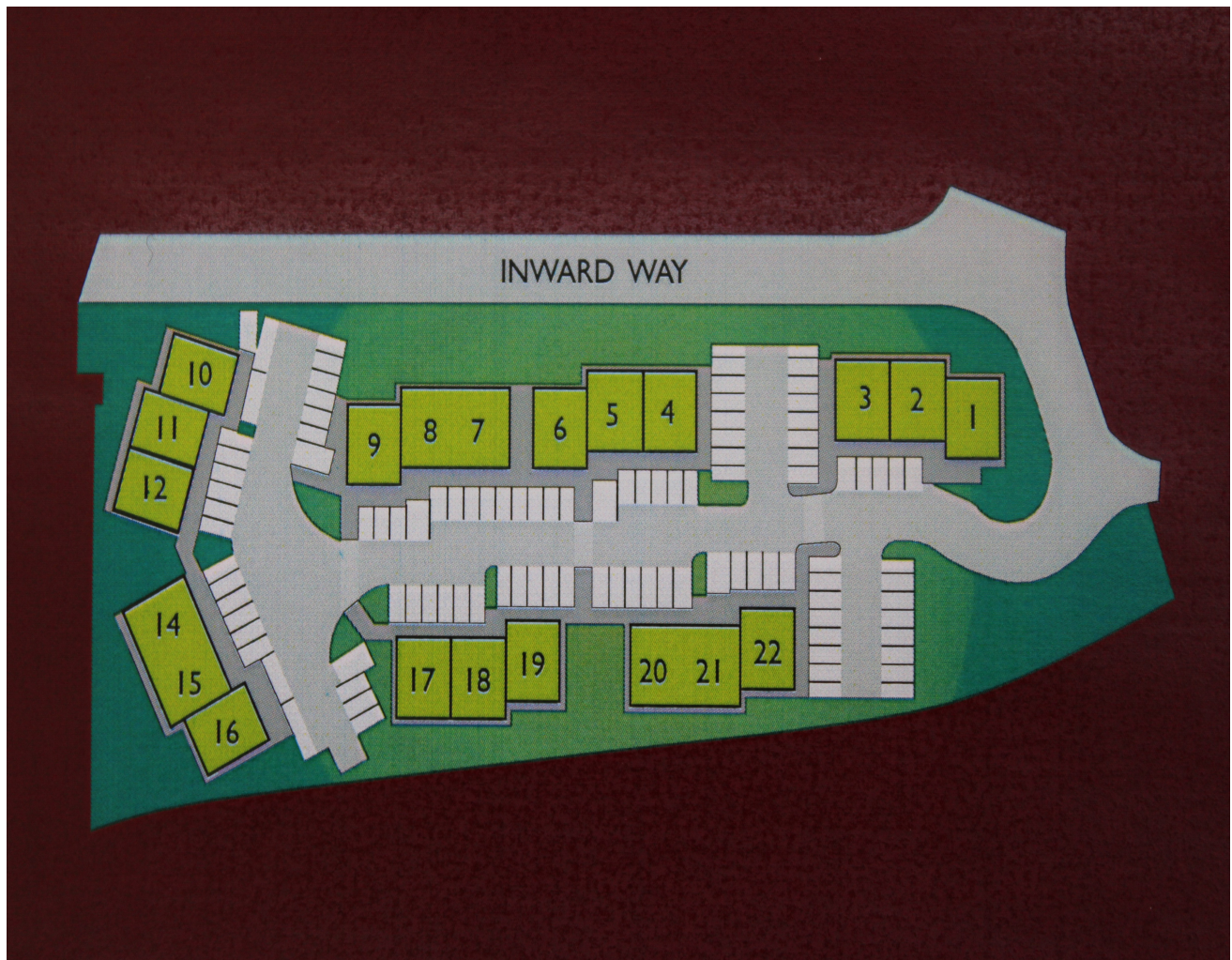
DOUBLE GLAZED WINDOWS

SUSPENDED CEILINGS

GENTS/LADIES & DISABLED TOILETS

SECURE BARRIER ACCESS

DESIGNATED ON-SITE CAR PARKING





WHOLE UNITS AVAILABLE FOR SALE



Unit	7/8	4
Size (sq ft)	2,988	1,381
Parking	8 cars	4 cars
Rental (+VAT)	£30,000 + £0.63psf	£15,000 + £0.63psf
	Service charge and facilities	Service charge and facilities
Sale Price (+VAT)	£373,500	£172,625
Rateable Value	£24,000	£10,600

Leases will be contracted out of the Landlord & Tenant Act 1954

Sale is of a long lease of 125 years from 27th November 2007

Cleaning and maintenance of common parts will be joint responsibility of the tenants in occupation

In split units, landlord pays utilities and recharges to tenant.

Electricity estimated at £1.30 psf and water at £0.40 psf.



Car Parking

4 car parking spaces will be provided for the exclusive use of each unit.

(8 spaces for doubles units) plus pooled spaces for visitors and disabled person

Lease Terms

Each unit is available as a whole or on a floor by floor basis, on flexible terms for a maximum of 12 months.

Viewing

Strictly by appointment through the agents, Wild Commercial Property

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Or contact joint agent Legat Owen on 01244 408200