

Rossmore

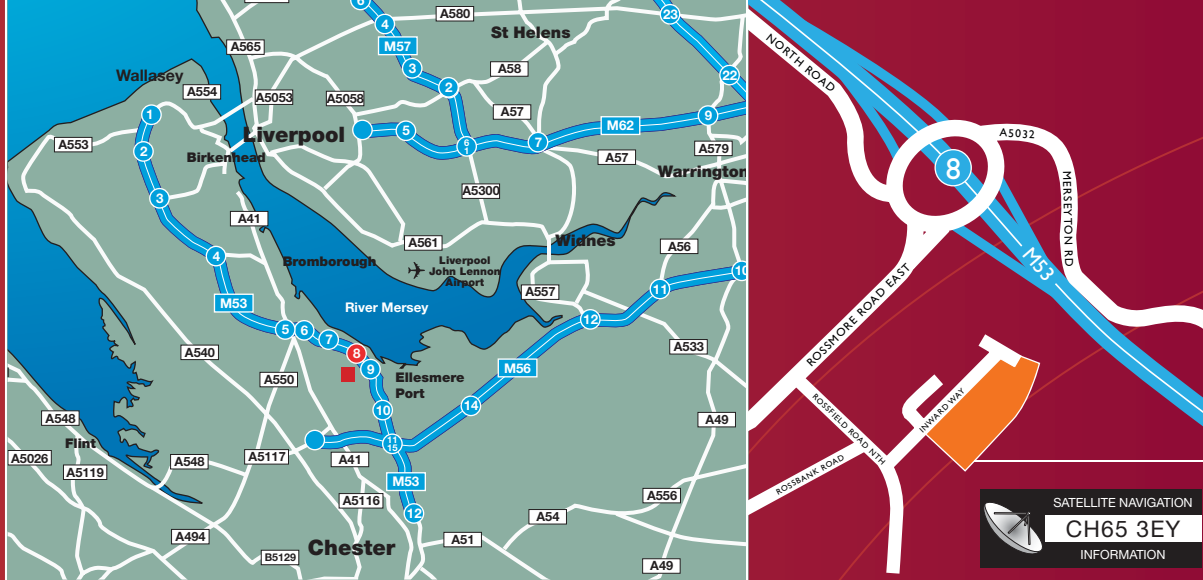
business village

M53 Jct 8, Ellesmere Port

to let on flexible terms
from 643 - 4,369 sq ft

- Two storey office accommodation
- Open-plan layout
- Full height entrance atrium
- Double glazed windows
- Suspended ceilings
- Category II lighting
- Perimeter trunking
- Male/female & disabled WC facilities
- High efficiency electric convector heating to office areas
- Designated on-site car parking
- Secure barrier access

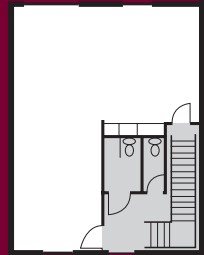
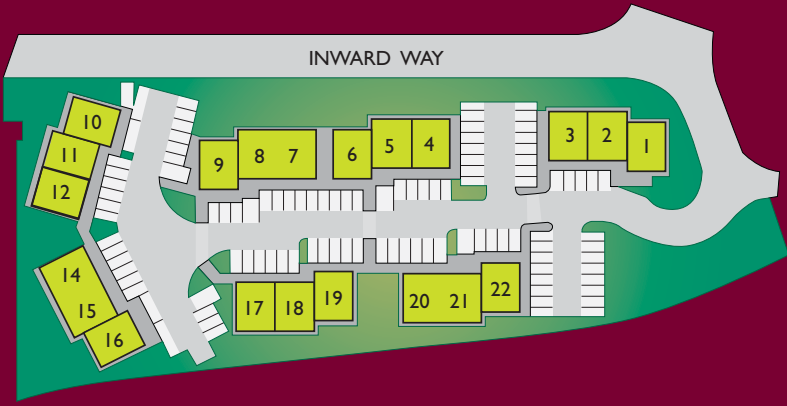




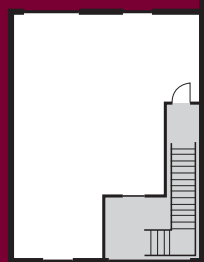
location

Rossmore Business Village is located near to junction 8 of the M53 which provides access to all the Wirral and the national motorway network via the M56 including Manchester International Airport less than 33 miles away. Merseyside and greater Manchester are easily served and the attractive Cheshire Oaks Outlet village is nearby.

Rossmore
business village



Ground Floor



First Floor



rating

The units have been assessed for rating purposes. Enquiries about assessments should be made to Ellesmere Port and Neston Borough Council on 0151 356 6852

car parking

4 car parking spaces will be provided for the exclusive use of each unit (8 spaces for double units) plus pooled spaces for visitors and disabled persons.

business advice

For more information about possible grants and sources of business advice call Ellesmere Port and Neston Borough Council on 0151 356 6446 or visit www.epnbc.gov.uk

further information

Please contact our sole agent Legat Owen.

Ref: Eoghan Turner/Will Sadler

accommodation

The development provides high quality accommodation over ground and first floor. Please refer to the attached schedule for current availability

services

All mains services (except gas) are connected to the premises.

lease terms

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

estate charge

An estate charge is payable, further details upon request.

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