

HOOTON HOUSE

ELLESMERE PORT
WIRRAL CH65 1AL

FOR SALE / TO LET

Contemporary Office Building 51,355 Sq ft (4,771 Sq m)

Potential uses:

- Hotel Complex
- Educational Facility
- Health / Fitness Centre
- Call Centre / Outsourcing Location
- Serviced / Co Working Offices
- Medical / Hospital Facility





Description

Hooton House comprises a detached two storey pavilion style office building originally built as the administrative facility for Vauxhall Motors in Ellesmere Port.

The property has a double height reception area with ground and first floors fitted out to offer both open plan and cellular office accommodation.

In addition, it offers the following facilities:

- Full double height reception area.
- 1 lift with 8 person capacity.
- Ground floor staff cafeteria with seating for approximately 150 people.
- Male, Female, Disabled toilets.
- The building benefits from full sprinkler system.

The site is self-contained with direct access from North Road. Parking is generous with a minimum of 500 car parking spaces to its frontage. The parking ratio is therefore approximately 1 space per 109 sq ft.



Accommodation

Internally **Hooton House** is fitted out as follows:

- Suspended ceiling incorporating recessed fluorescent strip lighting.
- Paper finish to walls.
- Suspended full access raised floor.
- Predominantly lit via fluorescent strip lighting.
- Windows are double glazed in aluminium frames and window blinds.
- The property benefits from a full air conditioning system.





Floor Areas

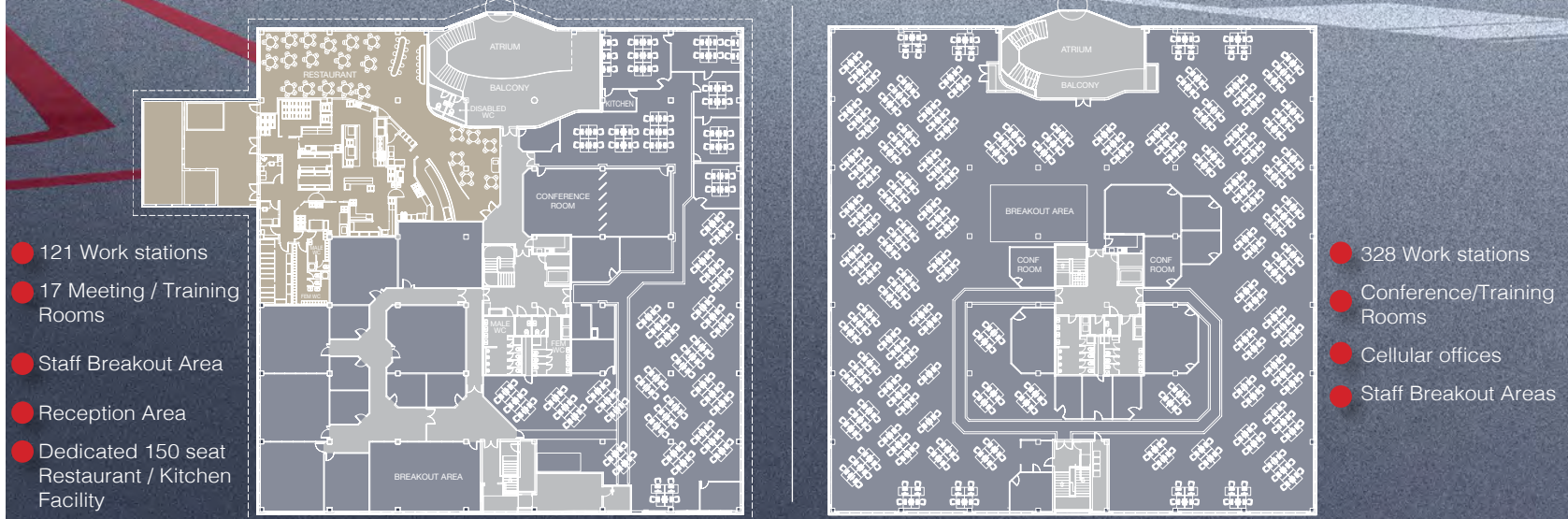
Hooton House has been measured on the basis of the IPMS 3 Standard as follows:

Ground Floor	2,441 sq m (26,275 sq ft)
First Floor	2,330 sq m (25,080 sq ft)
Total	4,774 sq m (51,355 sq ft)

Please note that the above areas assume a single occupation and includes the ground floor reception area.

If this is excluded assuming the building is multi-let, the floor area of the ground floor reduces by 180 m to 2,261 sq m (24,337 sq ft).

Illustrative space plans featuring Ground and First Floors



HOOTON HOUSE

ELLESMERE PORT
WIRRAL CH65 1AL

Location

Hooton House occupies a highly prominent position on North Road which is easily accessed from Junction 6 and 7 of the M53 Wirral motorway and approximately 5 miles from the M56/M53 interchange. Ellesmere Port and Chester are approximately 4.5 miles and 9 miles away respectively.

Amenities

There is a wide range of amenities in the area around **Hooton House**. A few minutes away at Junction 10 M53 is Cheshire Oaks Designer Outlet: Retailers include Marks & Spencer, Sainsburys, along with a host of designer fashion stores such as Burberry, Mulberry, Ralph Lauren and many more.

McDonalds, Pizza Express, and Harry Ramsden provide a quality fast food element with the likes of Carluccios, Wagamomas and YO Sushi offering a more international selection.

Vue at Cheshire Oakes houses 16 screens including an IMAX theatre and provides a total of 3390 seats.



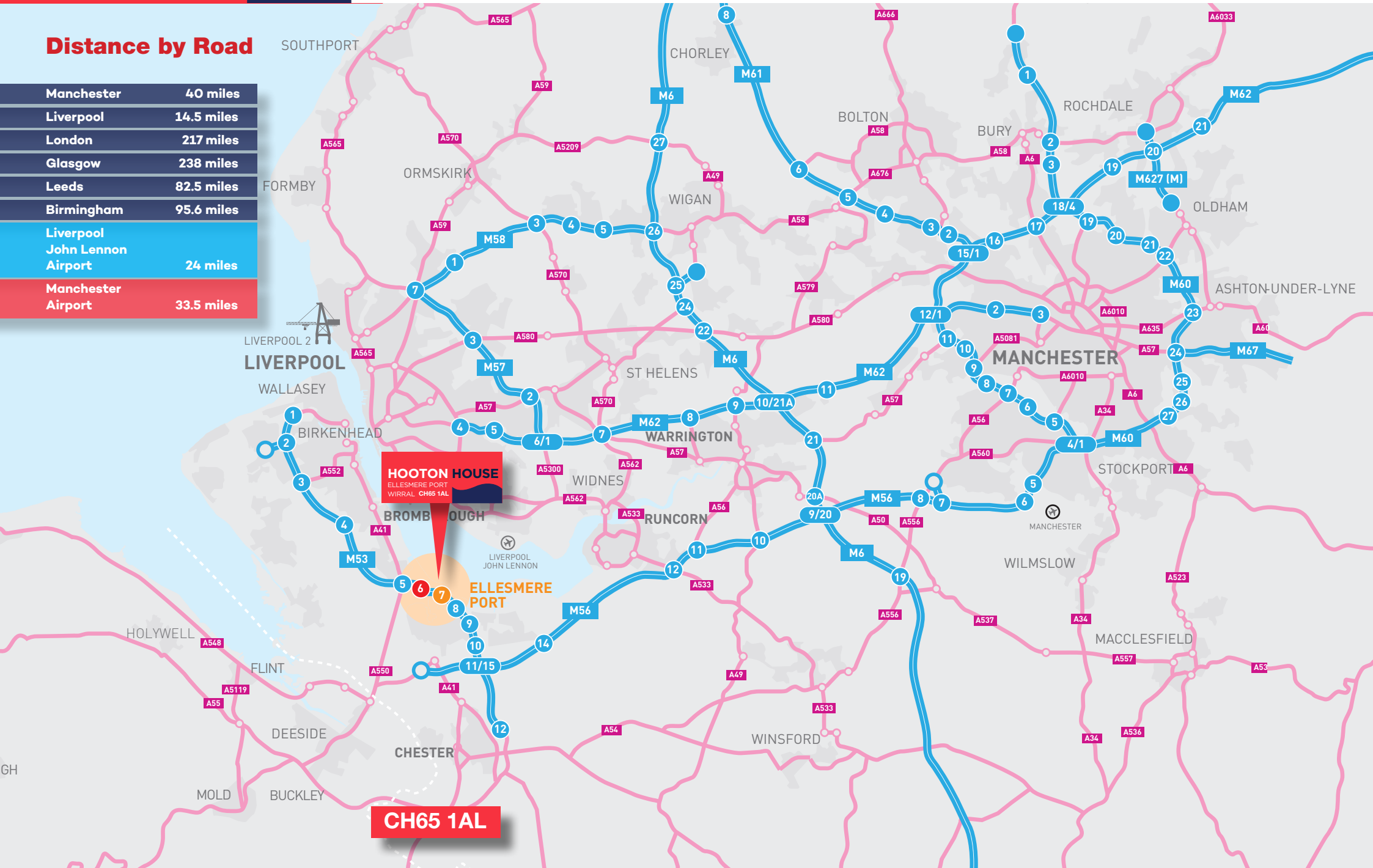
HOOTON HOUSE

ELLESMERE PORT
WIRRAL CH65 1AL



Distance by Road

Manchester	40 miles
Liverpool	14.5 miles
London	217 miles
Glasgow	238 miles
Leeds	82.5 miles
Birmingham	95.6 miles
Liverpool John Lennon Airport	24 miles
Manchester Airport	33.5 miles



HOOTON HOUSE

ELLESMERE PORT
WIRRAL CH65 1AL



Rate Liability

The property is currently within the Vauxhall Motors assessment and will be separately assessed. Further information upon request.

EPC

An Energy Performance Certificate is available upon request.

VAT

The property is registered for VAT and will be chargeable at the appropriate rate.

Viewing

By appointment with the agents.

0151 268 5280


Eddisons
eddisons.com

robert.diggle@eddisons.com



Important Notice

These particulars do not form part of any contract. The agents nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. 0818 Design: Alphabet Design 0151 707 1199 www.alphabet-design.co.uk