

NEWLY REFURBISHED OFFICES

Fully fitted with substantial car park

STANNEY MILL HOUSE,

ELLESMERE PORT, CH2 4HX

Junction 10 M53 Motorway



TO LET (May Sell)

4,917 sq ft of Offices on a Site of 0.97 Acres

Location/Situation

The property is located adjacent to Junction 10 of the M53 Motorway and thereby benefits from ease of access to Liverpool and the Wirral as well as the M56 and wider National Motorway Network.

It is situated very close to the Cheshire Oaks Factory Outlet Village and one of the country's major petro chemical and engineering sites, ESSAR.

Marks and Spencer's have opened their new flagship store nearby and the area benefits from a wide range of high quality retail and leisure facilities.



Description

The property comprises a detached two storey office building with a single storey extension ('annex') on a large site providing extensive car parking (in excess of 30 spaces) and landscaped areas. The 'Shropshire Union Canal' borders the site providing a pleasant outlook from the Offices.

Internally the accommodation is fully fitted with suspended ceilings incorporating fluorescent lighting and perimeter trunking. It is fully cabled and networked with the ground floor providing a range of private offices, Reception area, WC's and Kitchen Facilities. The First floor provides mainly open plan offices and the annex extension has been extensively refurbished for staff facilities.



Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate Net Internal Areas:

| Description | M's | Ft |
|---------------------|----------------|------------------|
| Main Offices | | |
| Ground Floor | 152.90 | 1,646 |
| First Floor | 177.90 | 1,915 |
| Annexe | 126 | 1,356 |
| TOTAL | 456.80 | 4,917 |
| SITE AREA | 0.39 Ha | 0.97 Acre |



Rates

We understand that the property has the following Rating Assessment:

Rateable Value : £28,000

Rates Payable 2014/2015 : £13,496 pa

(Interested Parties are advised to verify this information via the Local Rating Authority).

Services/EPC

Mains electricity, water and drainage serve the premises. An oil fired Central Heating system provides heating throughout.



Terms

The property is available on a new lease for a term of years to be agreed, details on application. Alternatively the Long Leasehold interest may be available subject to terms.

Costs

Each party will be responsible for their professional and legal costs.

Viewing

To arrange a viewing please call Eddy Cottrell on 01928 733333 or via eddy@cottrellcommercial.co.uk

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