/INDURENT



Office

OFFICE 5 | VENTURE POINT

Stanney Mill Road, Ellesmere Port, CH2 4GY

OFFICE 5 | 2,251 SQ FT

High quality office space on a modern business park

This space offers high quality office accommodation on a modern and attractive business park.
The estate is particularly well positioned on Stanney Mill Road, adjacent to Cheshire Oaks Designer Outlet and Pioneer Business Park. Local businesses include Regatta, Mazda and Lexus.

Lease Type	New



Unit Summary

- Car Parking
- WC Facilities
- Well Maintained Estate
- 24 Hour Access
- Close to Transport
- Business Park Environment

View Floor Plans | View Virtual Tour

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£20,259.00	£9.00
Rates	£6,804.00	£3.02
Maintenance Charge	£6,300.00	£2.80
Insurance	£450.20	£0.20
Total Cost	£33,813.20	£15.02

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

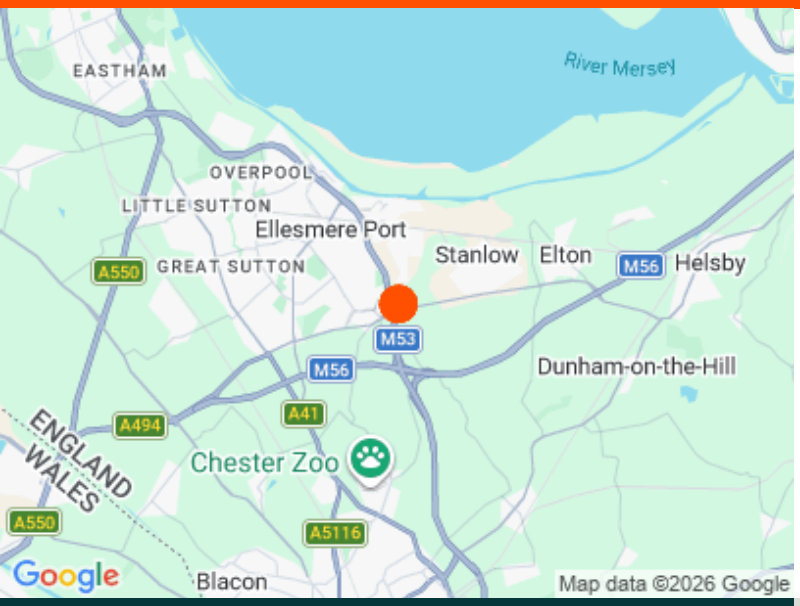
For more info please visit: unit.info/UIP0101673

+44(0) 808 169 7554

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Location

Venture Point is located at Junction 10 of the M53 motorway. The estate is 6 miles north of Chester and 20 miles south of Liverpool City Centre.

Road
M56: 1 miles

Airport
Manchester Airport: 30 miles

Rail
Chester Railway: 6 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (24)

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