

/INDURENT

Office

OFFICE 7 | VENTURE POINT

Stanney Mill Road, Ellesmere Port, CH2 4GY

OFFICE 7 | 2,249 SQ FT

Office on an established business park close to Cheshire Oaks Outlet Village

This high spec office benefits from ample parking in a secure, well maintained and established business park – within close proximity to Cheshire Oaks Outlet Village. With 24 hour access and CCTV monitoring, this unit at Venture Point offers an ideal starting or secondary location for any business.

Lease Type	New



Unit Summary

- Office Accommodation
- Secure Estate
- Premier Industrial Location
- Close to Transport
- Car Parking
- WC Facilities

View Floor Plans

View Virtual Tour

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£20,241.00	£9.00
Rates	£6,804.00	£3.03
Maintenance Charge	£6,300.00	£2.80
Insurance	£449.80	£0.20
Total Cost	£33,794.80	£15.03

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.

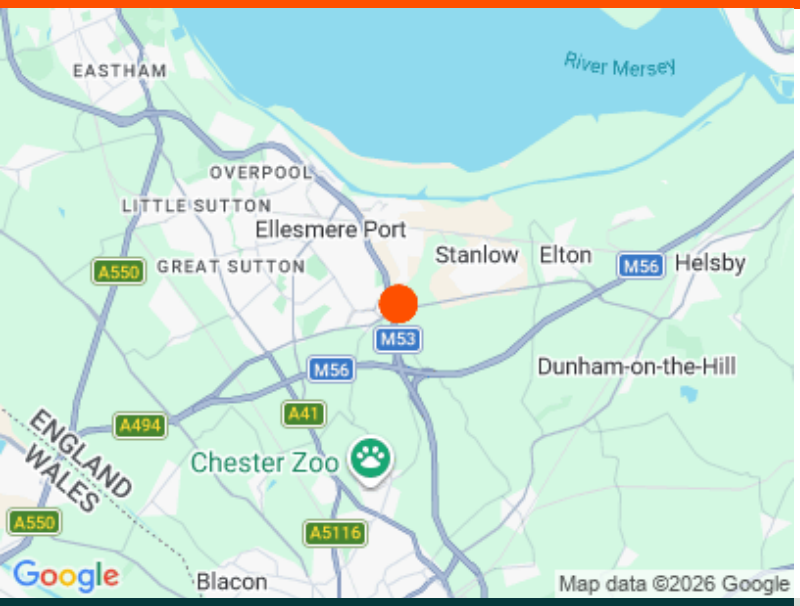
For more info please visit: unit.info/UIP0101675

+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	B (36)

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Key Contact



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