

TO LET

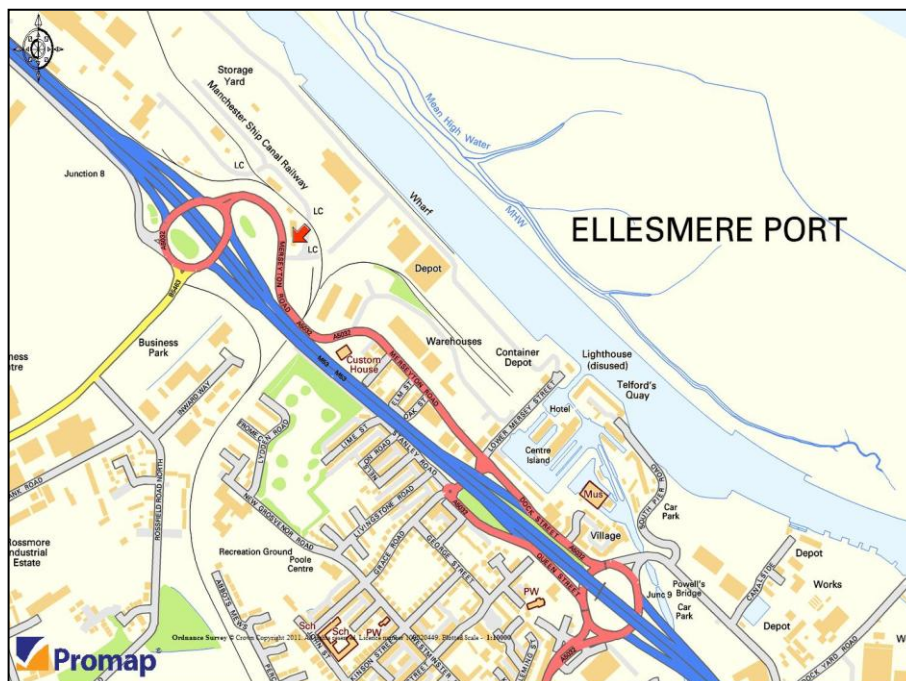
DETACHED OFFICE BUILDING FINISHED TO A GOOD MODERN SPECIFICATION PROVIDING OPEN PLAN AND PRIVATE OFFICE ACCOMMODATION WITH GENEROUS ALLOCATED ONSITE CAR PARKING.

1,271 sq ft (118 sq.m)



**Unit 1, Portside Business Park,
Portside North, Ellesmere Port,
CH65 2HQ**





Location

The subject property is located in the successful and well established Portside Business Park in Ellesmere Port in South Wirral. Access to the subject property is excellent, being within 100 metres or so of Junction 8 of the M53 motorway. To the west the M53 provides direct access to Birkenhead and thereafter Liverpool via the Queensway Tunnel and to the south east provides access to the interchange with the M56 and national motorway network beyond.

Description

Unit 1 Portside Business Park comprises a detached single storey office building of brick elevations incorporating double glazed timber framed window units under a pitched and tiled roof. The building provides principally open plan office accommodation which has been partitioned out to provide a large open plan room, entrance reception / lobby, two further private offices, store room, male and female / disabled WCs and fitted kitchen / canteen. The offices have been finished to a good modern specification to include carpeting throughout, gas fired central heating system, suspended ceilings with integrated fluorescent light fittings, window blinds and security alarm. The building benefits from a kitchen / canteen with sink unit, work surfaces, fitted cupboards and space for a fridge and dishwasher.

Externally, and to the front of the unit, there are 8 designated car parking spaces.

Area

The premises have been measured on a Net Internal Area basis in accordance with Royal Institution of Chartered Surveyors Recommended Practice and we calculate that they extend to the following areas:

Ground Floor Only 1,271 sq ft (118 sq.m)

Terms

The premises are available by way a new lease for a period to be agreed.

Rent

£8,250 (*Eight thousand two hundred and fifty pounds*) per annum exclusive.

VAT

All figures quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch :

Jonty Goodchild
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