

Office

# Office 10 | Venture Point

📍 Stanney Mill Road, Ellesmere Port, Cheshire, CH2 4GY

## Office 10 | 1,700 sq ft

Industrial unit with office space available now

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

- Car Parking
- Flexible Space
- Electric Roller Shutter Door
- Office Accommodation
- Well Maintained Estate
- Close to Transport

View Floor Plans →

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£13,300.00	£7.82
Rates	£5,418.00	£3.19
Maintenance Charge	£3,250.00	£1.91
Insurance	£339.75	£0.20
<b>Total Cost</b>	<b>£22,307.75</b>	<b>£13.12</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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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

Junction 15 of the M56 motorway is approximately 5 miles south east of the property providing access to Liverpool City Centre via the Mersey Tunnel.



### Airport

Manchester Airport is 32 miles east of the estate providing national and international flights



### Rail

Junction 15 of the M56 motorway is approximately 5 miles south east of the property providing access to Liverpool City Centre via the Mersey Tunnel.

## 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	Strictly by prior appointment with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C

## Key Contacts



Industrials Asset Manager

**Elizabeth Harman**



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## Legat Owen

Letting Agent: Legat Owen



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