



FOR SALE

11 Rossmore Business Village, Inward Way, Ellesmere Port, CH65 3EY

Modern office fitted out to high standard
1,300 sq ft (120.77 sq m)

LegatOwen
CHARTERED SURVEYORS

Description

The property comprises a high quality self-contained mid-terrace office building over 2 floors.

Originally open plan, the property now has the added benefit of a private office at ground floor together with a kitchen and IT cupboard. The first floor provides 3 well proportioned rooms suitable for a variety of office uses.

- Fire alarm
- Intruder alarm
- Double glazed
- Feature entrance
- Open plan and partitioned offices

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises a Net Internal Area of:

	NIA sqm	NIA sqft
Total	120.77	1,300

Tenure

The long leasehold interest in the property is available to purchase at £175,000 plus VAT. The long lease expires 2115.

Parking

4 car parking spaces are allocated plus extensive free on-road parking.

Business Rates

The property has a rateable value of £12,000 and eligible occupiers will benefit from zero rates.

Estate Charge

An estate charge is payable of £2,000 per annum plus VAT.

Building Insurance

The purchaser will need to arrange their own insurance.

Utilities

Mains electricity and water are available.

Energy Performance Certificate

The property has an EPC rating of C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/6995-9797-3892-9136-7422>

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

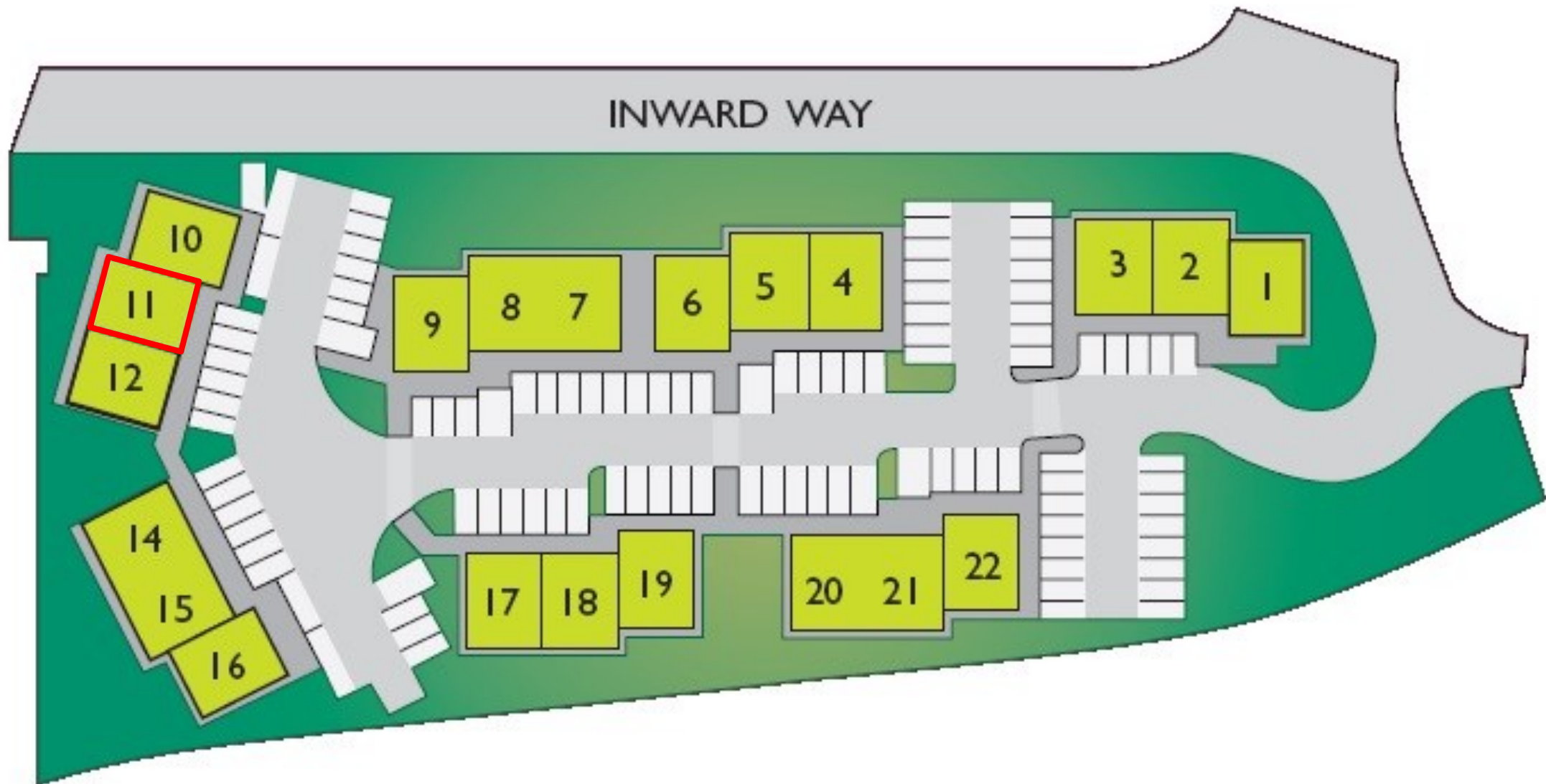
VAT

All terms will be subject to VAT at the prevailing rate.

Anti-Money Laundering Regulations

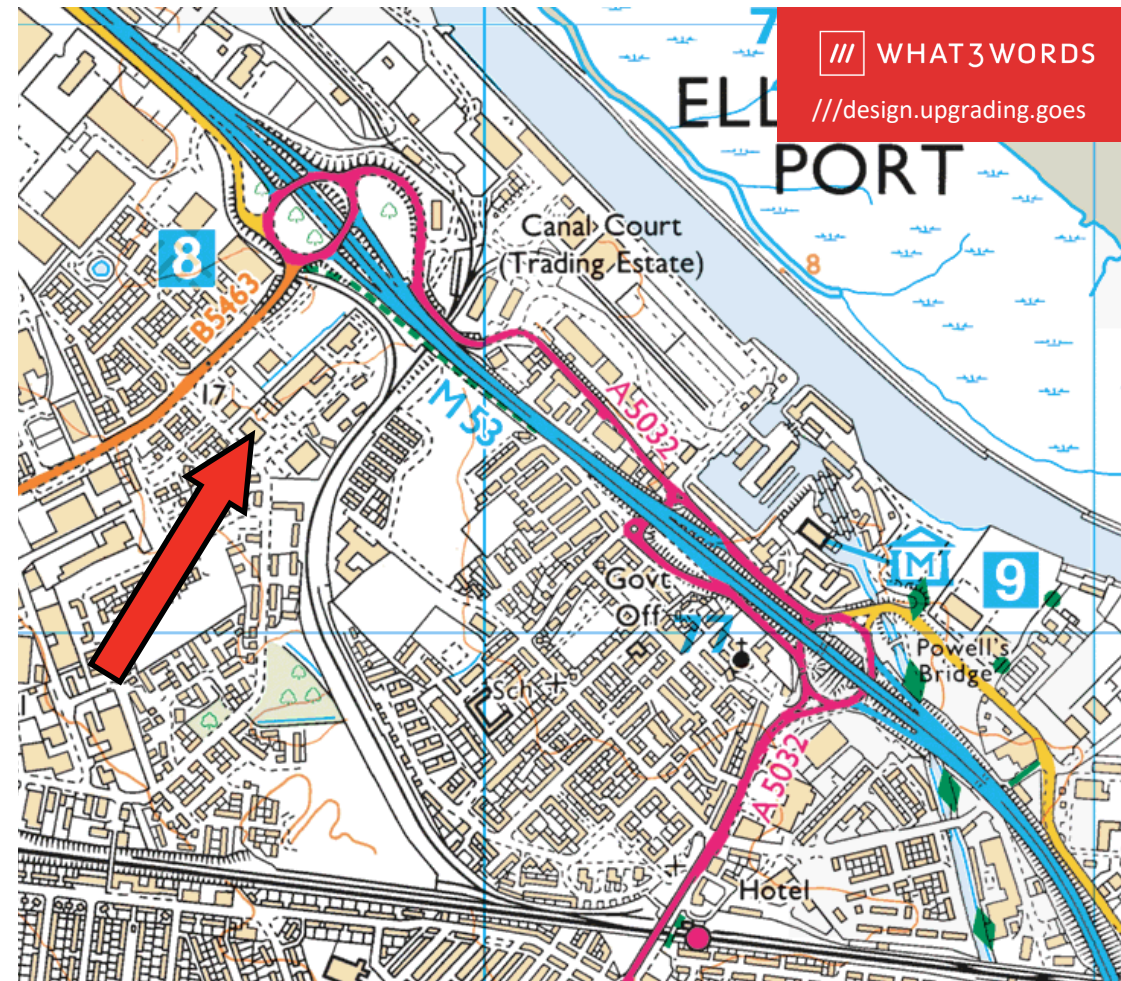
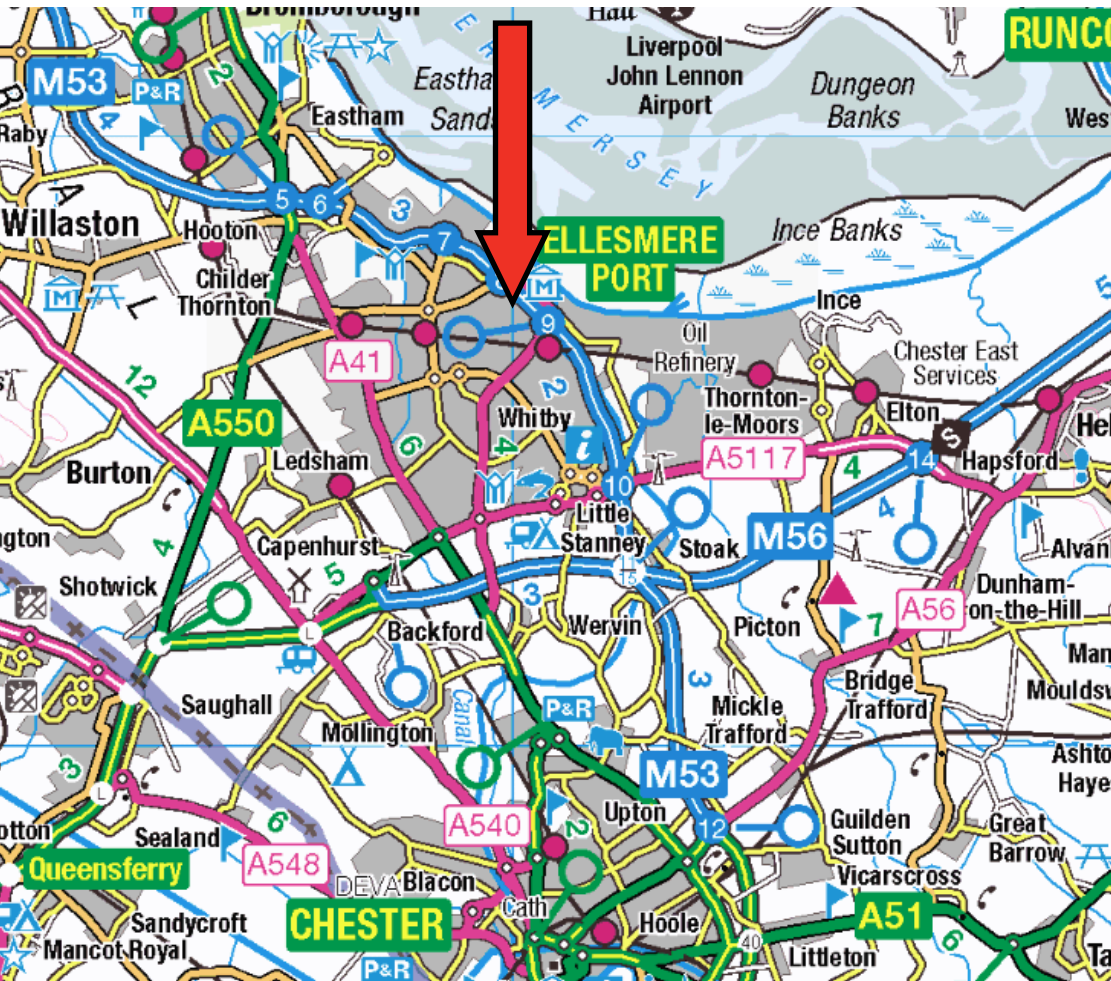
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





Location

The property is located on Rossmore Business Village just off Junction 8 M53. As such, the property has easy access to national motorway network and is close to the Rossmore Service area (petrol filling station, McDonalds, Pub) Cheshire Oaks retail outlet village, Ellesmere Port, Wirral and Chester.



WHAT3WORDS
///design.upgrading.goes

Contact:



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MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

DATE PREPARED: **March 2025**



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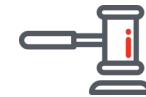
Commercial Agency



Residential Agency



Management



Valuation



Building Surveying



Development



Investment



Landlord & Tenant

Please contact us to find out more.

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