

Office

Office 1 | Venture Point

📍 Stanney Mill Road, Ellesmere Port, CH2 4GY

Office 1 | 1,231 sq ft

A fully refurbished 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

- Car Parking
- 24 Hour Access
- High Level of Office Accommodation

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,200.00	£9.91
Rates	£4,788.00	£3.89
Maintenance Charge	£5,200.00	£4.22
Insurance	£246.20	£0.20
Total Cost	£22,434.20	£18.22

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/UIP0101664

+440 808 169 7554

Office 1 | Venture Point

Stanley Mill Road, Ellesmere Port, CH2 4GY



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.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (48)



enquiries@industrials.co.uk
+440 808 169 7554

www.industrials.co.uk

Follow us



Key Contact



Hannah Webster

Customer Engagement Manager

"Hannah joined Industrials in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169
7554