

Office

# Office 5 | Venture Point

📍 Stanney Mill Road, Ellesmere Port, CH2 4GY

## Office 5 | 2,251 sq ft

High quality office space on a modern business park

Currently under refurbishment, this space offers high quality office accommodation on a modern and attractive business park. The estate is particularly well positioned on Stanney Mill Road, adjacent to Cheshire Oaks Designer Outlet and Pioneer Business Park. Local businesses include Regatta, Mazda and Lexus.

Lease Type

New



### ✔ Unit Summary

- Car Parking
- WC facilities
- Well Maintained Estate
- 24 Hour Access
- Close to Transport
- Business Park Environment

View Floor Plans →

View Virtual Tour →

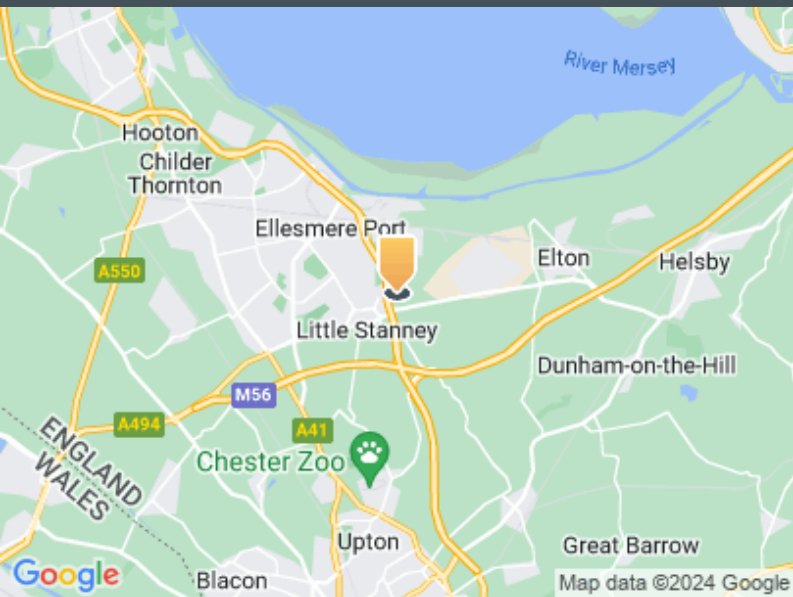
### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£21,600.00	£9.60
Rates	£6,678.00	£2.97
Maintenance Charge	£6,300.00	£2.80
Insurance	£450.20	£0.20
<b>Total Cost</b>	<b>£35,028.20</b>	<b>£15.56</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.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (66)



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### 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."



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