



Constables
SALES & LETTINGS

Rosfield Road

Rossmore Trading Estate, Ellesmere Port

£18,500 Per Annum

A ground floor commercial premises with enclosed yard, suitable for office space/light industrial use. The property is located off Rossmore Road in Ellesmere Port within a busy trade and retail park and it is ideally situated for easy access to the M53 and M56 motorways.

The premises is available due to business relocation and is available by way of new licence.

The accommodation extends to approximately 1657 sq ft (154 Sq m) and comprises; reception entrance and W.C, four office space areas, a workshop, boiler room and kitchen.

The property is available for occupation from February 2025.

Viewing Strictly by Appointment.



Constables

SALES & LETTINGS

- Single Storey Commercial Premises
- Suitable for Office Space/Light Industrial
- Secure Car Park/Yard Area
- Available February 2025
- Price Quoted are Exclusive of VAT
- Approx. 1657 square feet (154 square meters)
- Available by way of new licence
- EPC: 56C

General

A single storey commercial premises suitable for office space or light industrial use.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/2806-0798-3613-9233-3104>

Parking

Enclosed Car Park Area

Licence

The property is available by way of new licence to occupy.

Rent

£18,500 per annum (£1541.66 per month) plus VAT,

VAT

All prices quoted are subject to VAT.

Business Rates

2024/25 rates payable to be confirmed. Tenants should make their own enquiries regarding rates before committing to a licence.

Accommodation

Entrance

5'4" x 11'5" (1.65m x 3.48m)

Hallway

14'3" x 7'11" (4.36m x 2.42m)

W.C.

6'2" x 5'0" (1.89m x 1.53m)

Kitchen

6'11" x 7'10" (2.13m x 2.39m)

Office One

14'11" x 8'3" (4.555m x 2.54m)

Boiler Room

8'10" x 8'3" (2.71m x 2.54m)

Office Two

11'7" x 16'4" (3.54m x 5m)

Office Three

20'0" x 16'4" (6.10m x 5m)

Office Four


15'5" x 20'0" (4.72m x 6.1m)

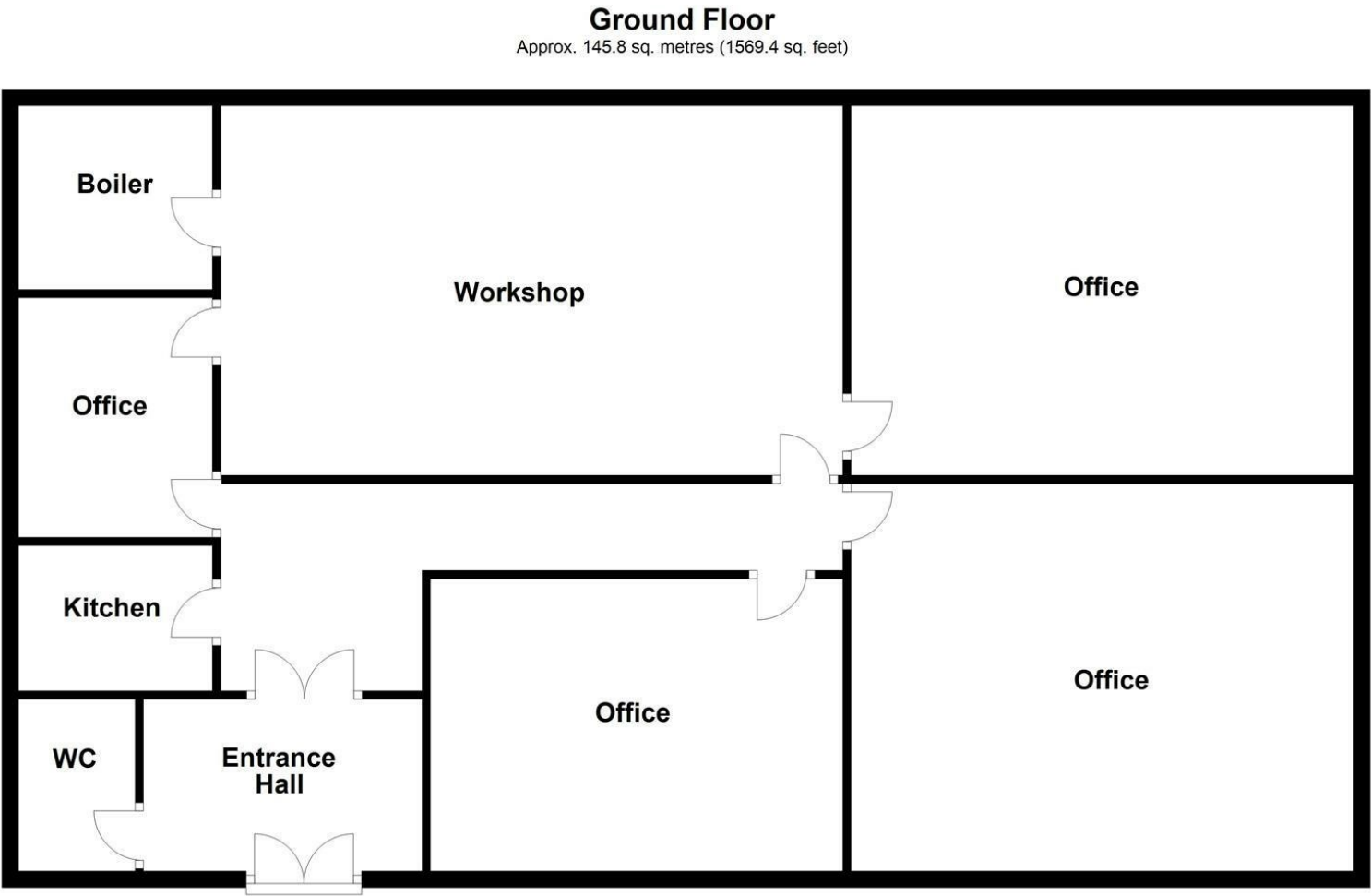
Workshop

14'10" x 24'11" (4.54m x 7.6m)



EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 145.8 sq. metres (1569.4 sq. feet)

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333