Ellesmere Port, Cheshire, Junction 10 M53, CH2 4HY

TheOaks
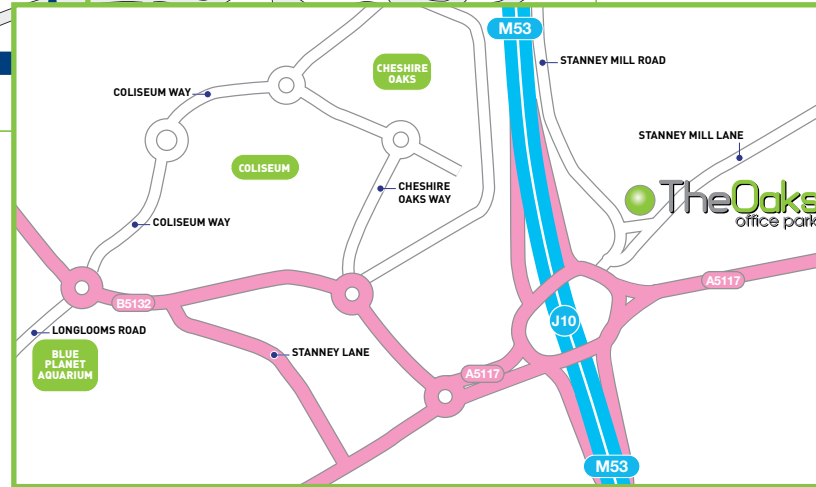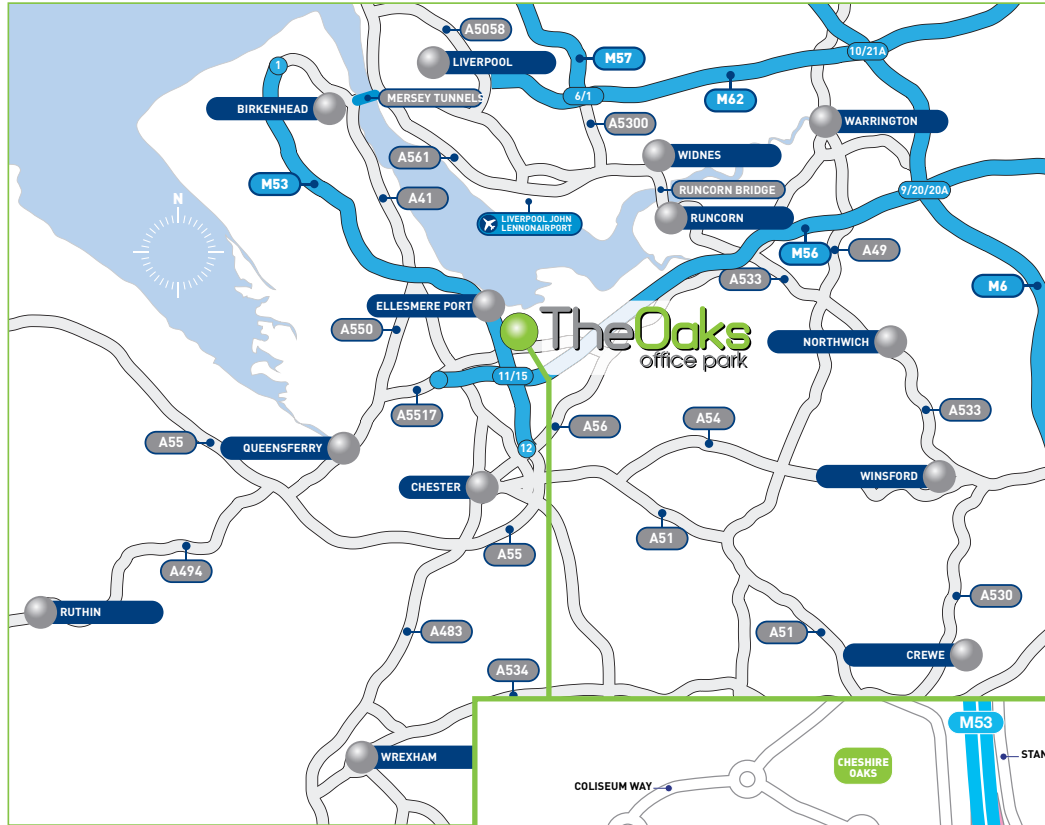## office park

Offices To Let
1,563 -12,940 sq ft
(145 -1,202 sq m)

MASON
PARTNERS

Legat Owen

ToLet

High quality office accommodation 1,545 sq ft (144 sq m) to 12,940 sq ft (1202 sq m)

Enter

COLISEUM RETAIL PARK

McDONALD'S

CHESHIRE OAKS

MARKS & SPENCER

M53

SAINSBURYS

HARLEY DAVIDSON

MITCHELL GROUP LEXUS

B5132

J10

A5117

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office park

Location

The Oaks Office Park occupies a highly prominent position off Stanney Mill Road, immediately adjacent to Junction 10 of the M53 mid Wirral motorway and less than 1 mile from the M56/M53 interchange. Ellesmere Port and Chester are approximately 1 mile and 7 miles away respectively.

There are a wide range of amenities available at Cheshire Oaks including the Designer Outlet Village, the new Marks & Spencer, Coliseum Leisure Park and the Travel Lodge hotel. All are readily accessible from the Oaks Office Park being situated directly opposite on the western side of the motorway, also served by J10.

Drive Times

Destination	Distance (miles)	Drive Time (minutes)
M56 motorway	1	2
Chester	7	10
M6 motorway	20	25
Liverpool Airport	23	32
Manchester Airport	30	25

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Description

The development comprises a two storey terrace providing four self-contained office buildings with ample car parking.

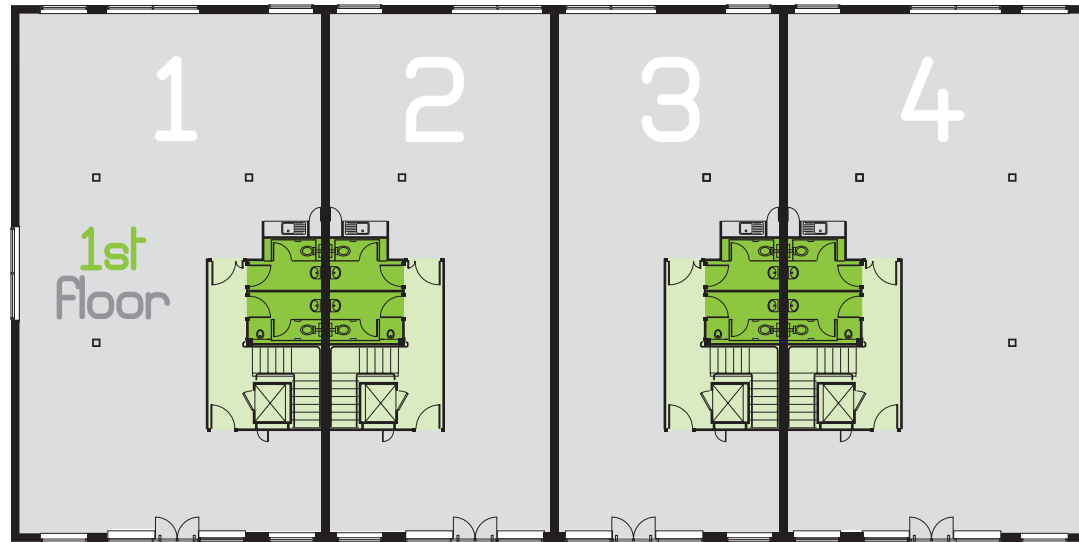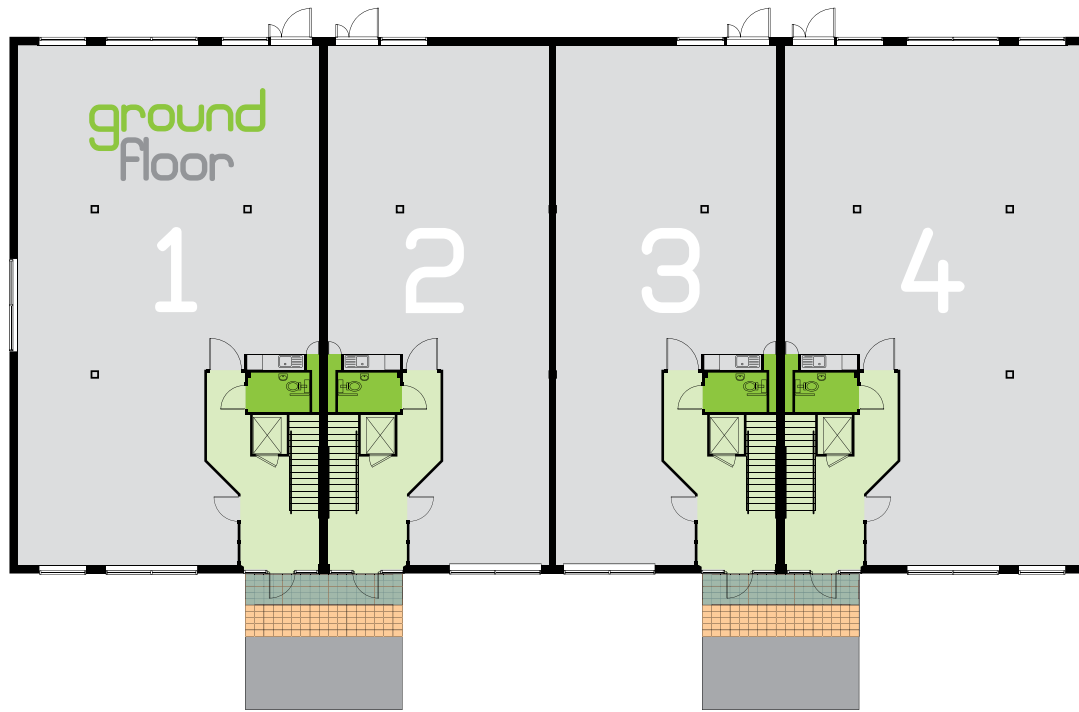Each building has been constructed to a high standard including the following:

- Carpeting
- Suspended ceilings with recessed LG3 lighting
- Three compartment perimeter trunking
- Gas-fired central heating
- Kitchen facilities
- Double glazing
- Disabled access platform lift
- Full DDA compliance

Each building is available as a whole or on a floor by floor basis.

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Floor Areas

ground floor — units 1, 2, 3, 4

1st floor — units 1, 2, 3, 4

The net internal floor areas are indicated below.

Unit	Floor	Sq ft	Sq m	Car
1	Ground	2,251	209.12	8
1	First		LET	
Sub Total		**2,251**	**209.12**	**8**
2	Ground	1,563	145.21	6
2	First	1,535	142.61	5
Sub Total		**3,098**	**287.82**	**11**
3	Ground	1,575	146.32	6
3	First	1,545	143.54	5
Sub Total		**3,120**	**289.86**	**11**
4	Ground	2,247	208.75	8
4	First	2,224	206.62	7
Sub Total		**4,471**	**415.37**	**15**
Total		**12,940**	**1,202.17**	**45**

Aerial
Location
Description
Availability
Terms
Contact
EPC Certificates
Download
Print
Exit

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Terms

Each building is available to let as a whole or on a floor by floor basis. Sales of whole units will also be considered.

Quoting rents are detailed on the attached availability sheet.

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Further Information

For further information please contact the joint agents.

MASON
PARTNERS.COM
0151 227 1008

jonswain@masonpartners.com

LegatOwen
CHARTERED SURVEYORS
01244 408200
www.legatowen.co.uk

willsadler@legatowen.co.uk

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BY THE EUROPEAN UNION**

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The agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars do not constitute any part of an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the parts the agents and Partners or Vendors or Lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by way of investigation or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (5) Unless otherwise stated all prices and rents are quoted exclusive of VAT.
04/13   Design: Alphabet Design Liverpool 0151 707 1199   www.alphabet-design.co.uk

SUBJECT TO CONTRACT

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1

Energy Performance Certificate
Non-Domestic Building

HM Government

Unit 1 The Oaks
Stanney Mill Lane
Little Stanney
CHESTER
CH2 4HY

Certificate Reference Number:
0880-0132-0649-4599-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Net zero CO_2 emissions

◄ 62   This is how energy efficient the building is.

Less energy efficient

Technical information

		Benchmarks
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment:	Air Conditioning	
Total useful floor area (m²):	473	34 If newly built
Building complexity (NOS level):	3	
Building emission rate (kgCO₂/m²):	38.67	90 If typical of the existing stock

2

Energy Performance Certificate
Non-Domestic Building

HM Government

Unit 2 The Oaks
Stanney Mill Lane
Little Stanney
CHESTER
CH2 4HY

Certificate Reference Number:
0291-2593-6430-0700-6203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Net zero CO_2 emissions

◄ 51   This is how energy efficient the building is.

Less energy efficient

Technical information

		Benchmarks
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m²):	348	28 If newly built
Building complexity (NOS level):	3	
Building emission rate (kgCO₂/m²):	29.17	76 If typical of the existing stock

3

Energy Performance Certificate
Non-Domestic Building

HM Government

Unit 3, The Oaks
Stanney Mill Lane
Little Stanney
CHESTER
CH2 4HY

Certificate Reference Number:
0890-0832-7529-7399-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Net zero CO_2 emissions

◄ 51   This is how energy efficient the building is.

Less energy efficient

Technical information

		Benchmarks
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m²):	348	29 If newly built
Building complexity (NOS level):	3	
Building emission rate (kgCO₂/m²):	29.68	77 If typical of the existing stock

4

Energy Performance Certificate
Non-Domestic Building

HM Government

Unit 4 The Oaks
Stanney Mill Lane
Little Stanney
CHESTER
CH2 4HY

Certificate Reference Number:
0999-9493-9330-8100-2203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Net zero CO_2 emissions

◄ 48   This is how energy efficient the building is.

Less energy efficient

Technical information

		Benchmarks
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment:	Heating and Natural Ventilation	
Total useful floor area (m²):	475	27 If newly built
Building complexity (NOS level):	3	
Building emission rate (kgCO₂/m²):	29.85	72 If typical of the existing stock

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