

TO LET

11,452 sqft
1,063.92 sqm



CUSTOM HOUSE, MERSEYTON ROAD, ELLESMERE PORT, CH65 3AD
HIGH QUALITY OFFICE IN PROMINENT LOCATION PLUS 70 CAR SPACES

**Mason
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DESCRIPTION

Custom House is a fully refurbished detached office building with extensive parking. Providing large open plan areas plus reception, meeting rooms, board room, feature mezzanine floor, kitchens, basement storage / workshop, showers and benefits from:

- Full IT cabling
- Air conditioning in office areas
- Gas heating in circulation areas
- CCTV
- Fob access control system
- Window blinds
- Intruder and fire alarms
- Lift

ACCOMMODATION

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

	NIA sqm	NIA sqft
Basement	93.64	1,008
Ground Floor	355.63	3,828
Mezzanine Floor	78.78	848
First Floor	345.04	3,714
Second Floor	190.82	2,054
TOTAL	1,063.92	11,452

TERMS

The property is available leasehold on a full repairing and insuring lease for a minimum term of 10 years with tenant break after 5 years.

RENT

The rent is £97,500 per annum plus VAT. An upwards only rent review to open market value at end of year 5.

RENT DEPOSIT

A rent deposit equivalent to 3 months rent is payable at start of lease.

PARKING

A private car park for up to 70 vehicles is provided.

BUSINESS RATES

The tenant is responsible for the payment of business rates. The property has a rateable value of £51,500 as of 1 April 2023. Therefore rates payable will be in the order of £25,000.

UTILITIES

The tenant is responsible for the payment of all utilities.

BUILDING INSURANCE

The landlord will insure the building and recover premium from the tenant.

ENERGY PERFORMANCE CERTIFICATE

The property is undergoing an EPC check.

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.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

CONTACT

LEGAT OWEN
WILL SADLER - 01244 408219 / willsadler@legatowen.co.uk

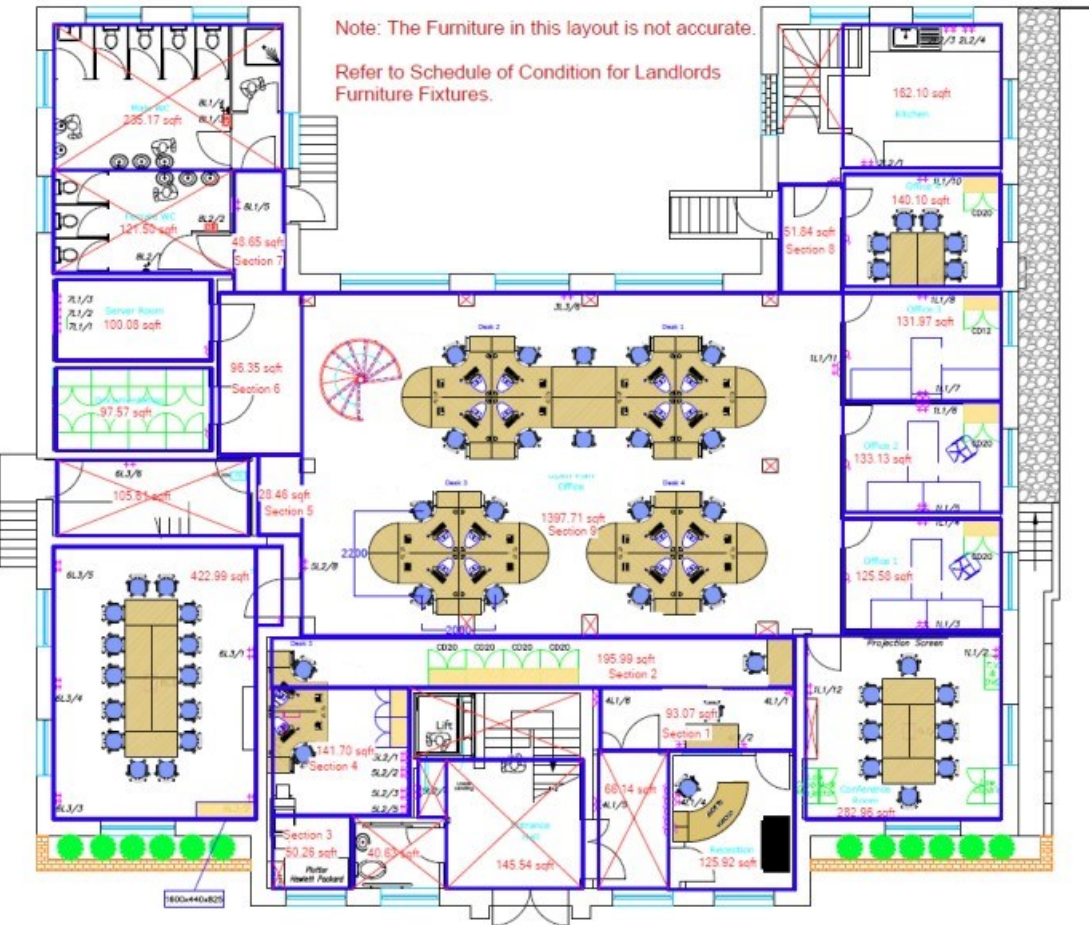
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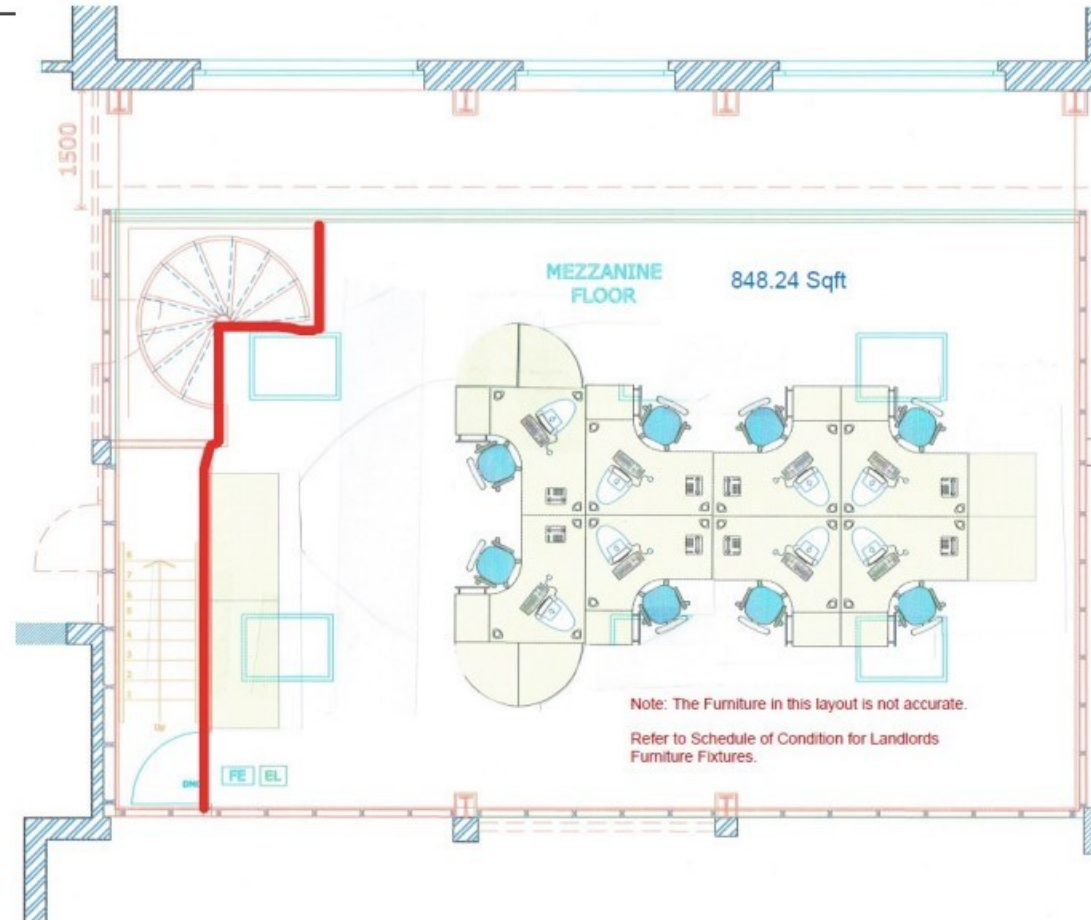
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GROUND FLOOR

Note: The Furniture in this layout is not accurate.
Refer to Schedule of Condition for Landlords
Furniture Fixtures.



MEZZANINE



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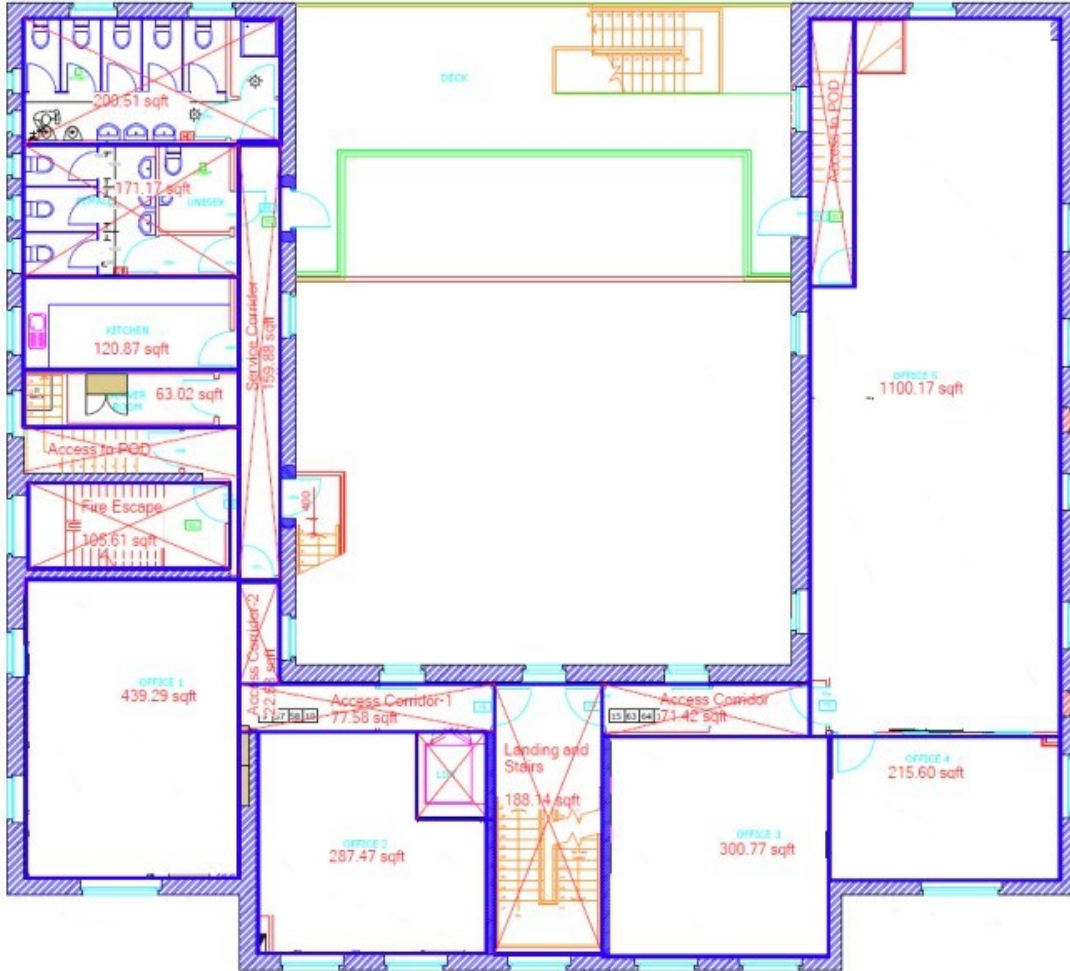
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FIRST FLOOR

SECOND FLOOR



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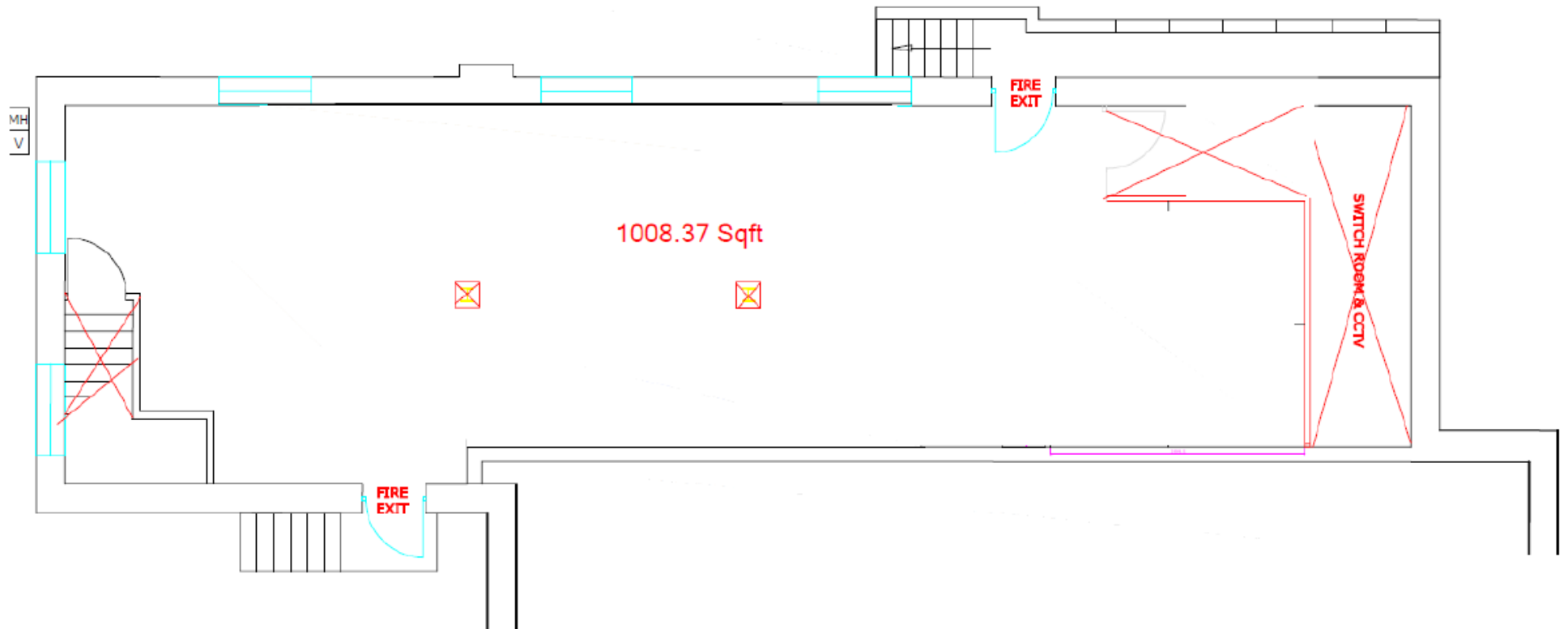
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BASEMENT



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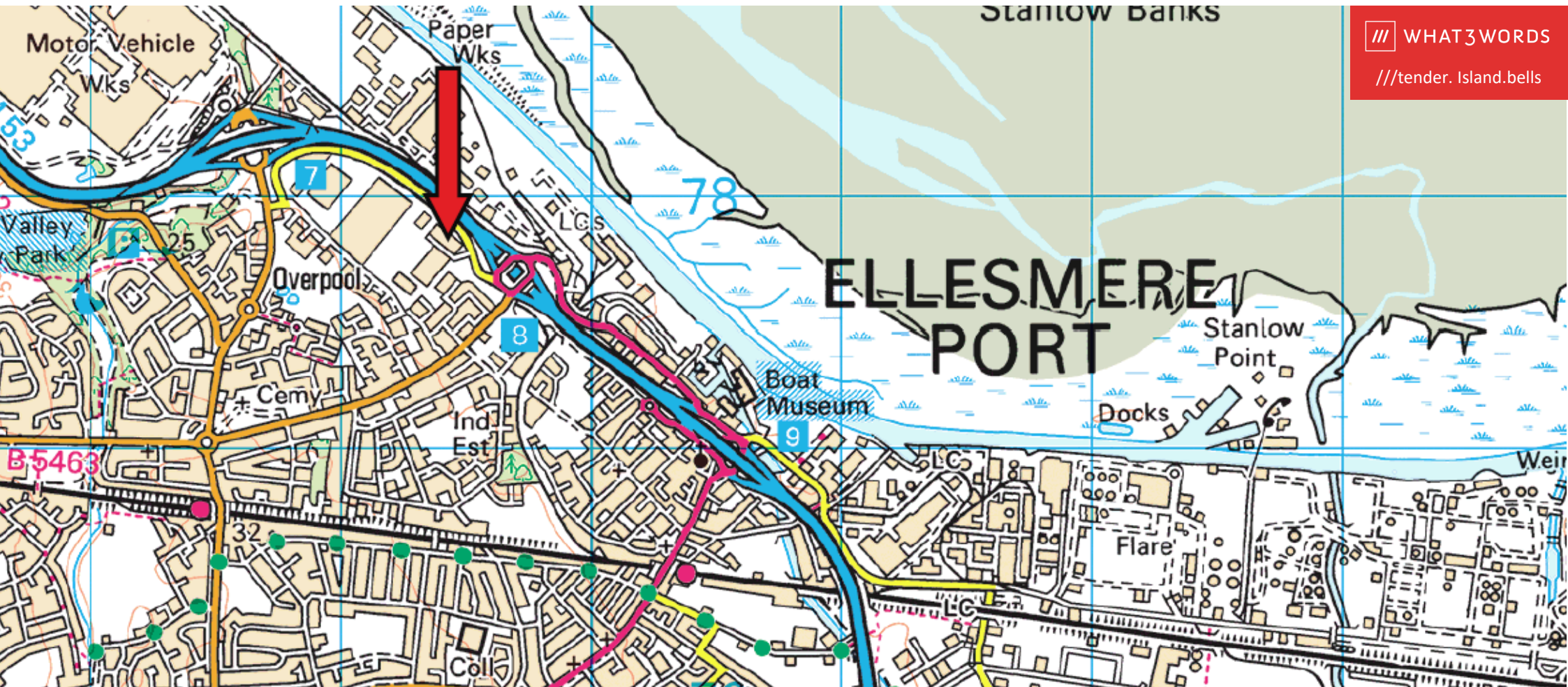
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LOCATION

Custom House is situated on Merseyton Road, Ellesmere Port very close to junction 8 of the M53. Cheshire Oaks retail park and Ellesmere Port town centre are a short distance. The property is within 20 minute drive of both Chester and Birkenhead.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited and Mason Partners LLP for themselves and the Vendors/Lessors of this property whose Agents they are given 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: **OCTOBER 2023**

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