



North Road
Ellesmere Port
Cheshire
CH65 1AD
Junction 7, M53



Pioneer House

High specification offices to let
1,723 sq ft to 16,065 sq ft (160 sq m to 1,492 sq m)
Fully serviced or traditional leases



Pioneer House

Location

Pioneer Business Park is situated in a highly accessible location at North Road, Ellesmere Port adjacent to Junction 7 of the M53 motorway.

Description

Comprising a purpose built office building arranged on ground and two upper floors, Pioneer House is designed to cater for the widest possible range of office requirements.

The ground and first floors are arranged in suites from two workstations upwards. The second floor is open plan and can cater for requirements up to 8,566 sq ft (796 sq m).

Car Parking

On-site car parking available.

Specification

The specification of the accommodation includes the following:

- Full access raised floors
- Power and data cabling
- Carpeting
- Full air-conditioning (second floor)
- LG7 lighting
- Furniture (if required)

Terms

Available fully serviced or on traditional leases. Further details available upon application.

Service Charge

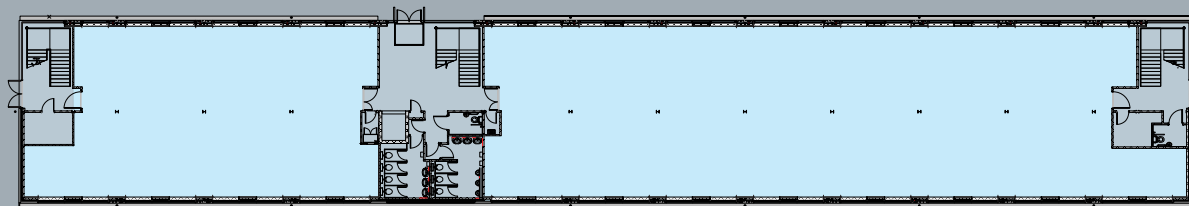
A service charge will be levied for the landlord's costs of management, maintenance of common areas of the estate and building insurance, except in the case of serviced agreements where the fee is fully inclusive.

VAT

Unless otherwise stated all sums will be subject to the addition of VAT.

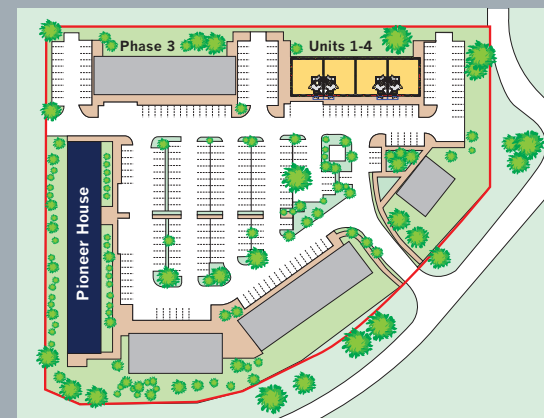
EPC

Available on request.



Accommodation	Sq ft	Sq m	Availability	Second floor
Serviced offices available from 100 sq ft (9 sq m)				
Ground Floor (Right Wing)	1,723	160.07	Available	
First Floor (Left Wing)	5,776	536.61	Available	
Second Floor (Left Wing)	5,776	536.61	Available	
Second Floor (Right Wing)	2,790	259.20	Available	
Total	16,065	1492.49		

* Available on fully inclusive licences from two workstations (approximately 130 sq ft) upwards. Licence fee is inclusive of rates, service charge, office furniture, heating, lighting and security.



Misdescription Act

The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details 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, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties.

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