

# to let

**Units 2 & 3 Telfords Quay**  
S Pier Road Ellesmere Port, Cheshire CH65 4FL

Offices Buliding with 4 Car spaces  
1,560 sq ft



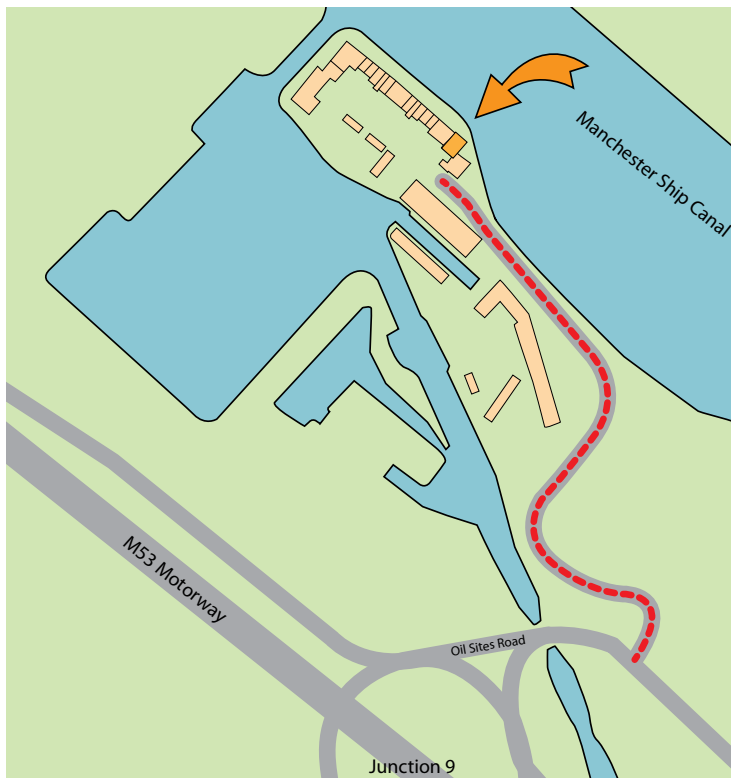
- Self Contained Offices
- Stunning Waterside Location
- 4 Parking spaces
- Additional Public Parking
- Competitive Rent
- New Lease Available
- Flexible Terms

For further information  
or to arrange a viewing  
contact Roy Backhouse

**0151 541 2200**

[www.roybackhouse.com](http://www.roybackhouse.com)

backhouse



**RENT**  
£16,000 pa

**RATABLE VALUE 2020**  
£10,000

**RATES PAYABLE 21/22**

**No charge to qualifying occupiers**

**For viewing and further information  
please contact Roy Backhouse:**

**Roy Backhouse & Co, Egerton House, Tower Rd,  
Birkenhead Wirral CH41 1FN  
e: [roy@roybackhouse.co.uk](mailto:roy@roybackhouse.co.uk)  
mobile: 07595219766**

**SUBJECT TO CONTRACT**

#### **LOCATION**

The property is situated on Telfords Quay in Ellesmere Port overlooking the Manchester Ship Canal.

Telfords Quay is located at Junction 9 of the M53 Motorway. It comprises a mixed hotel, commercial and residential development which also hosts the Waterways Museum .

#### **DESCRIPTION**

The property comprises a two storey office building with 4 private car parking spaces. The property is adjacent to a small restaurant and forms part of a terrace of residential flats and houses. A lovely quiet location overlooking water withing easy reach of the motorway within 2 minutes.

#### **TENANCY DETAILS**

The property is available on a new full repairing and insuring lease.

#### **EPC**

A Commercial EPC has been commissioned.

#### **LEGAL COSTS**

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

#### **VAT**

VAT is be payable on the rent.

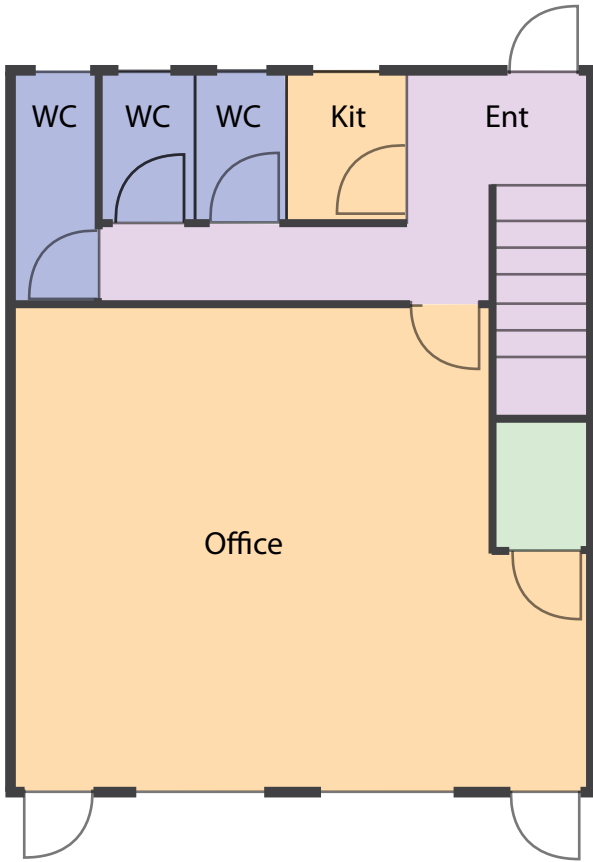
Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

**roybackhouse&co**  
Commercial Property Consultants

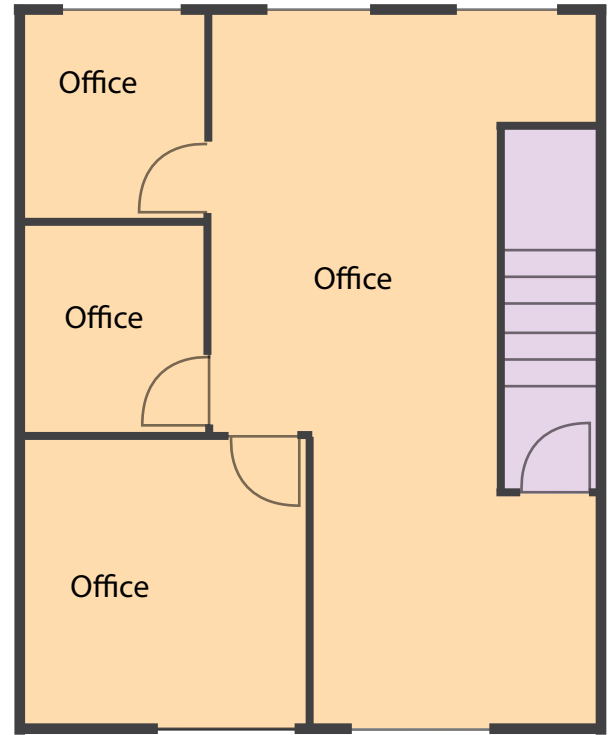
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Ground Floor - 780sq ft



First Floor - 780sq ft