



OFFICE SPACE TO LET HAPSFORD GRANGE, HAPSFORD, FRODSHAM, CHESHIRE, WA6 0AF

SUMMARY

Available immediately – Hapsford Grange offers 1,431 sq ft (132.9m²) of office space. A large open plan office with smaller breakout rooms. The property benefits from a reception area, working area suitable for up to 8 work stations, kitchenette, male and female toilets and store rooms to the rear of the property. The property has allocated parking and is well located just off the A5117, being in close proximity to Junction 14 of the M56. The office space is available immediately on a ten month agreement.

LOCATION

The property is situated on Oakmere Lane, just off the A5117 and is less than half a mile from Junction 14 of the M56. The property is located 6.8 miles to the East of Ellesmere Port and 9 miles to the North East of Chester.

DIRECTIONS

Heading from the West, leave the M56 at Junction 14 taking the A5117 East towards Helsby and Frodsham, the property is located approximately 0.3 miles from the Hapsford Interchange on the left down Oakmere Lane.

Heading from the South pick up the A56, Chester Road leading North to Helsby and Frodsham at the Junction with the A56/A5117 take the left hand turn signposted Runcorn, Warrington, Manchester A5117/M56. The property is located on the right on Oakmere Lane after approximately 0.6 miles.

VIEWING

We ask that all viewings of the property are made via private appointment with the letting agent, by calling the office on 01829 773000 or emailing vickysymcox-black@roستons.co.uk

ACCESS

Access to the property is down Oakmere Lane leading to the yard area surrounding the unit.

£11,800 per annum

TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is let subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

PLAN AND PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective tenants should check the contract documents. The tenant shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential tenants. Prior to an offer being accepted, all parties who are letting must provide the evidence.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is let subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars.

SERVICES

The property benefits from 3 Phase Electric, Mains Water and drainage all of which are to be included within the rent. The property does benefit from fibre internet with a connection to be arranged by the tenant.

EPC

B

BUSINESS RATES

Payable by the tenant

LETTING AGENTS

Vicky Symcox-Black

Rostons Ltd

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Chester

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Not to scale

Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
- 2) No person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property.



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