



the technology centre

Rossmore Business Park Ellesmere Port CH65 3EN

Multi Let Business Centre Office Investment Opportunity





PLANNING APPROVED
FOR McDONALDS

The image is an aerial photograph of a large, single-story building with a grey corrugated metal roof and orange-brown walls. A red line is drawn across the image, starting from the left edge, following the top and left side of the building, and then extending to the right edge. This red line outlines a specific area of land, which is the subject of the text overlay. The building has a large, curved entrance on the right side and a smaller entrance on the left. There are several satellite dishes mounted on the roof. The building is surrounded by a large parking lot with many cars parked. In the foreground, there is a road with a yellow-painted area that says "CAUTION DEAD SLOW BOLLARDS AHEAD" with arrows pointing in both directions. The background shows a road with a bridge, trees, and other buildings in the distance.

investment summary



- Rare opportunity to acquire a multi-let office investment with excellent growth potential.
- Prime location on Rossmore Business Park, Ellesmere Port, a successful employment area.
- Quick and easy access to junction 8 M53 and Mersey Tunnels.
- Comprising 20,111 sq ft over 2 floors.
- Built in 1998 with EPC B Rating.
- Let to 14 tenants with passing rents as illustrated in the tenancy schedule on page 8.
- ERV of £200,000 per annum (£10 per sq ft).
- Total Site area of 1.84 acres / 0.475 Ha.
- 90 year long-lease at a peppercorn ground rent.

We are instructed to seek offers in excess of £1,200,000 (one million two hundred thousand pounds) subject to contract and exclusive of VAT.



situation



J10



SOUTH TO CHESTER
AND M56

DESIGNER OUTLET
CHESHIRE OAKS

J9

M53

MANCHESTER SHIP CANAL



INWARD WAY

ROSSMORE BUSINESS PARK

JACKS WOOD AV

B5463 ROSSMORE RD EST.

J8



NORTH TO BIRKENHEAD
AND LIVERPOOL

Ellesmere Port is situated approximately 13 miles south of Liverpool and 35 miles west of Manchester and benefits from excellent communications summarised as follows:

Road

Ellesmere Port is served by the M53, M56 with excellent connection to the M6 and the national motorway network.

Air

Liverpool John Lennon Airport is within 20 miles. There are regular scheduled flights to domestic and European destinations, as well as charter flights to over 60 destinations. Manchester Airport is within 30 miles.

Rail

Liverpool Lime Street mainline station provides national rail connections and is served by Avanti Trains, as well as regional and local train services. Approximate journey times of 40 minutes to Manchester; 1 hour 30 minutes to Birmingham and 2 hours 2 minutes to London Euston.

Chester Station mainline also provides national, regional and local services with connections to the national rail network.



description



Built in 1998, the property provides 20 lettable suites plus a conference room and reception area.

There are shared WCS and tea points on each level and lift access to first floor. The suites are air conditioned with fob access throughout.



the property

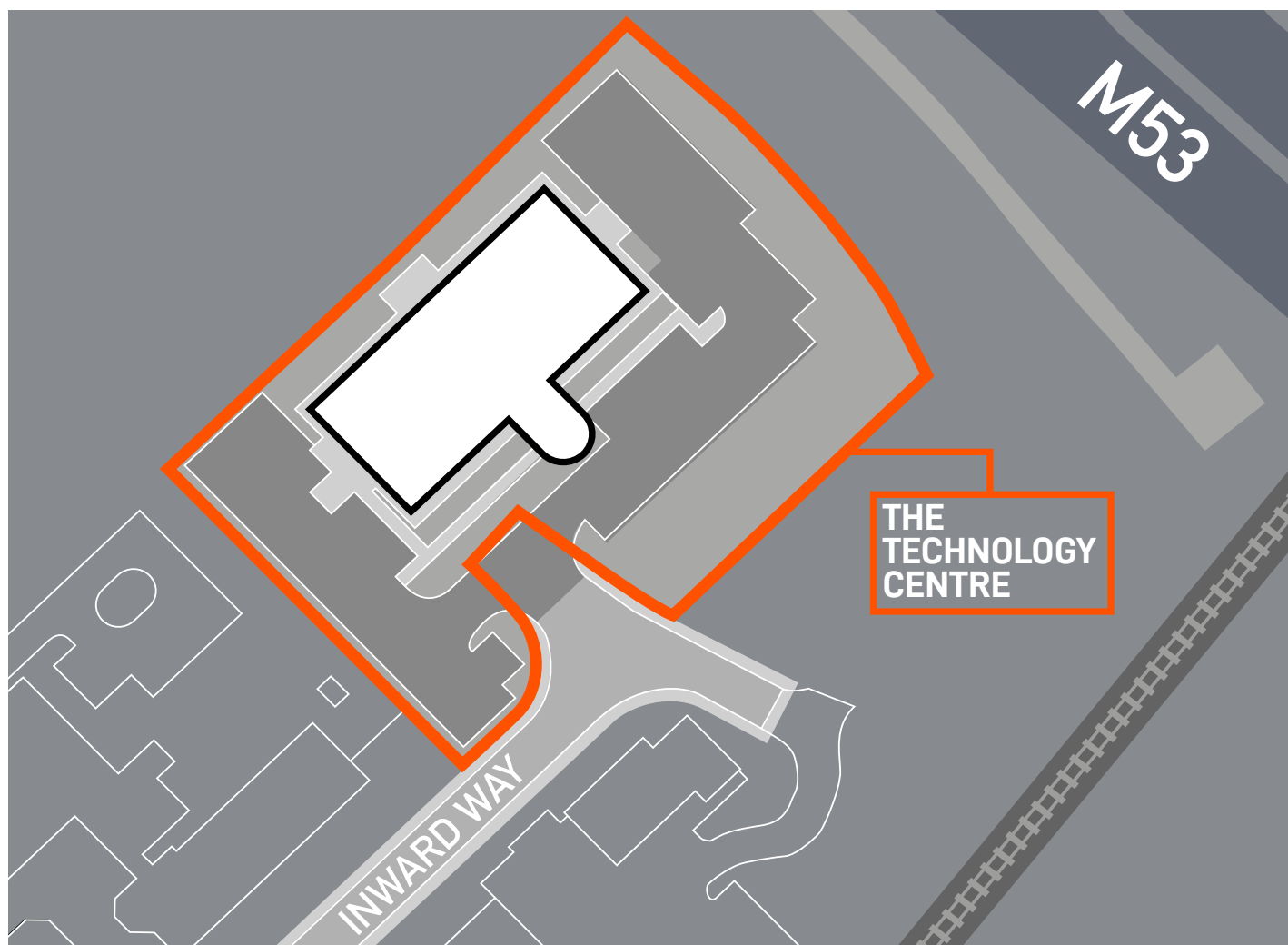


site area

The site extends to approximately 1.84 acres / 0.475.

tenure

The property is held by way of a sub underlease for a term of 122 years commencing 24 March 1999 at a peppercorn ground rent. Expiring 2121. Title number CH450577.



tenancy schedule



Unit	Tenant	Area (sq ft)	Rent (PA)	Rent (psf)	End Date	Service charge budget to 31.12.24
Conf Room	Vacant	835	-	-		
Suite 1 & 2	Energy Innovation Centre Limited	2,316	£13,986	£6.00	29/11/2027	£18,726
Suite 3	Vacant	582	-	-		
Suite 4	Richmond Training Academy Ltd	616	£8,820	£14.32	26/2/2025	inc. in rent
Suite 5	Cleverine Limited	844	£11,820	£14.00	31/8/2026	inc. in rent
Suite 6	Medical Education Group Ltd	1,036	£14,520	£14.02	3/8/2026	inc. in rent
Suite 7	BLH Financial Services Limited	844	£11,816	£14.00	24/03/2027	inc. in rent
Suite 8	Vacant	1,471				
Suite 9	Pandr Computing Ltd	627	£7,524	£12.00	14/03/2027	inc. in rent
Suite 10	Energy Innovation Centre Limited	627	£3,762	£6.00	29/11/2027	£5,069
Suite 11	Vacant	1,254	-	-		
Suite 12	Can Do Payments Ltd	1,164	£11,640	£10.00	26/04/2025	inc. in rent
Suite 13	Vacant	1,500	-	-		
Suite 14	Solutions in Service Limited	1,542	£18,500	£12.00	13/03/2025	inc. in rent
Suite 15 & 16	Mavada Limited	992	£7,800	£7.86	31/01/2021	£7,212
Suite 17	Profit Training Limited	446	£5,252	£11.78	19/04/2024	inc. in rent
Suite 18	Seguro Management Limited	355	£5,400	£15.21	24/03/2027	inc. in rent
Suite 19	1st Enable Limited	1,179	£16,560	£14.05	28/07/2024	inc. in rent
Suite 20	1st Enable Limited	1,881	£22,572	£12.00	13/03/2024	inc. in rent
	Occupied	15,051	£159,882	£10.62	Total service charge budget	£161,800
	Vacant sq ft	5,060			Tenant contribution to SC	£31,007
	Total	20,111			Landlord contribution to SC	£130,793

Rents include service charge (except suites 1, 2, 10, 15 and 16)

proposal

EPC / sustainability

The building has an EPC rating of B. EPC certificates are available upon request.

service charge

A service charge is payable to include all utility costs. Budget c£8psf.

anti money laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

The property is elected for VAT and it is the intention to treat this transaction as a Transfer of a Going Concern.

data room

Data room access can be provided upon request.



offers

We are instructed to seek offers in excess of £1,200,000 (one million two hundred thousand pounds) subject to contract and exclusive of VAT.

Low capital value of £75 (per sq ft)

further information

For further information please contact the agents:

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