

Prestigious Offices To Let

Clifton House 1st Floor 1,174 sq ft

Weaver House 1st Floor 2,500 sq ft

Secure On Site Parking



Sutton Weaver, Cheshire, WA7 3FW
M56 Junction 12



Description

Ashville Point comprises four high quality and self contained office buildings; Delamere House, Weaver House, Sutton House and Clifton House. Delamere House is occupied by North West Surgeons with the other buildings being multi occupied. Occupiers include First Capital Cash Flow, Group Tyre (UK), GPS Telecoms and Corporate & Medical Finance.

Self contained suites from approximately 500 sq ft up to 3,400 sq ft can be provided, all with dedicated car parking. Please refer to 'availability' for costs and further details.



Location

Ashville Point is prominently situated fronting Clifton Road (A557) immediately adjacent to Junction 12 of the M56 Motorway. It is strategically located for access to Chester, Warrington, Liverpool and Manchester within the increasingly important M56 economic corridor.

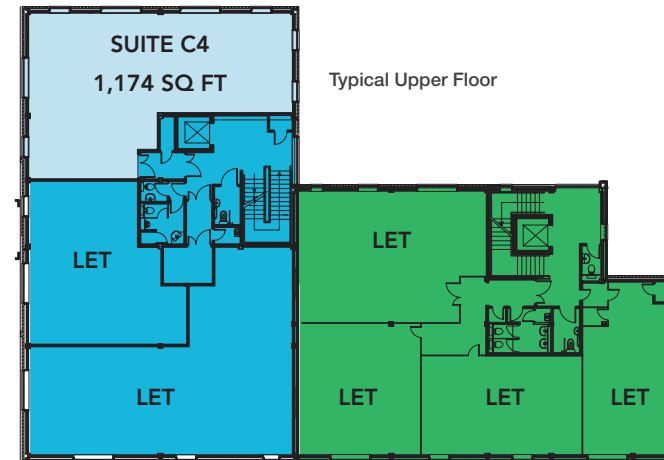
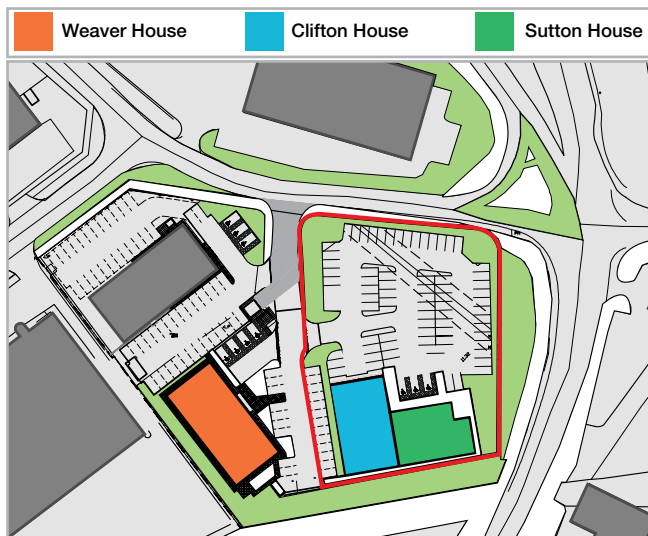


Availability

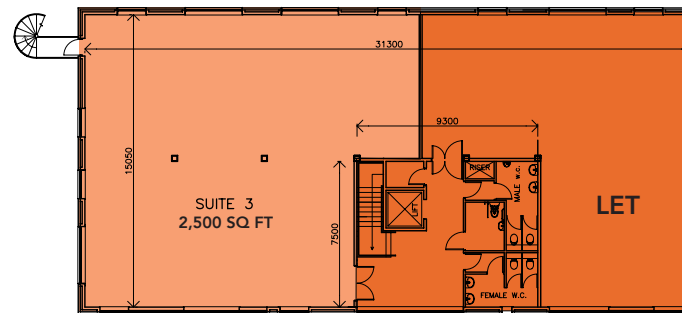
CLIFTON HOUSE	SIZE	CAR SPACES	RENT	RATES PAYABLE
First floor	Suite C4 1,174 sq ft	5	£17,000	£7,400

WEAVER HOUSE	SIZE	CAR SPACES	RENT	RATES PAYABLE
First floor	Suite 3 2,500 sq ft	Fully fitted out to a very high standard providing large open plan area, 2 meeting rooms, board room, 2 directors room, break out area, storage, cabling. With 10 available car spaces.	£36,250	£15,400

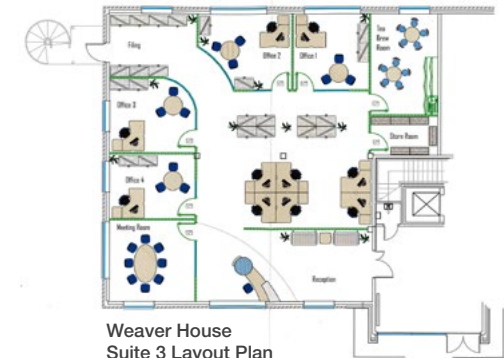
Service charge estimated at £2.00 psf, building insurance £0.30 psf
*Occupiers may benefit from small business rate relief



Clifton House



Weaver House First Floor Plan



Weaver House
Suite 3 Layout Plan



Specification

- Secure on site parking
- Entrance lobby, staircase and lift
- Perimeter trunking
- Suspended ceilings
- Cat II lighting
- Carpeted to all office areas
- 8 person lift
- Male and female wc's
- Open plan & private office space available
- Central heating



Tenure

The offices are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed by negotiation. Rent upon application.

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

Business Rates

The payment of business rates will be the responsibility of the occupier.

Service Charge

The occupiers will be required to contribute by way of a service charge to the up keep and maintenance of the common areas of Ashville Point, together with any internal communal parts.



EPCs

Energy Performance Certificate

Non-Domestic Building



Clifton House
Ashville Point
Sutton Weaver
Runcorn
WA7 3FW

Certificate Reference Number:
9245-3006-0107-0700-8391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 51 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1130
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 41.97

Benchmarks

Buildings similar to this one could have ratings as follows:
34 If newly built
69 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



Sutton House
Ashville Point
Sutton Weaver
Runcorn
WA7 3FW

Certificate Reference Number:
0960-6946-0360-6830-0040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 55 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 908
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 45.71

Benchmarks

Buildings similar to this one could have ratings as follows:
34 If newly built
68 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building

Weaver House
Ashville Point
Sutton Weaver
RUNCORN
WA7 3FW

Certificate Reference Number:
9000-3977-0322-5860-8080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 61 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 949
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 37.22

Benchmarks

Buildings similar to this one could have ratings as follows:
31 If newly built
83 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Contact

For further information in relation to the development please contact the sole agents.

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