

TO LET

OFFICE SUITES
FROM 127 SQ FT

**CAPENHURST
TECHNOLOGY PARK**

CAPENHURST, WIRRAL, CH1 6EH



Location

The office suites are located within Sutton House on Capenhurst Technology Park, Capenhurst, CH1 6EH; a well-situated and pleasant part of The Wirral. Capenhurst Technology Park is located approximately 1.5 km from the A41 Chester Road, approximately 3 km from the M56, and approximately 9 km from Chester City Centre.

Within 0.6 km of Capenhurst British Rail Station with direct connections to Chester, Liverpool and Birkenhead.

Capenhurst Technology Park is a busy Estate containing modern research buildings, office buildings, laboratories, industrial land/warehousing.

The subject accommodation is accessed through the main Estate entrance.

Description

Sutton House provides small office rooms available on flexible terms and inclusive of rent, rates and services. One dedicated parking space is allocated per room; however, additional parking is available upon request.

Each room provides acceptable specification, security and affordability. These are available on a room-by-room basis and include a reception area, meeting rooms, disabled/male/female WC facilities and a fitted shared kitchen.

Accommodation

The floor areas below comprise all of the rooms. Please note that at any one time some or all of the rooms below may already be let. Please contact CorProp to establish which rooms are currently available before incurring costs.

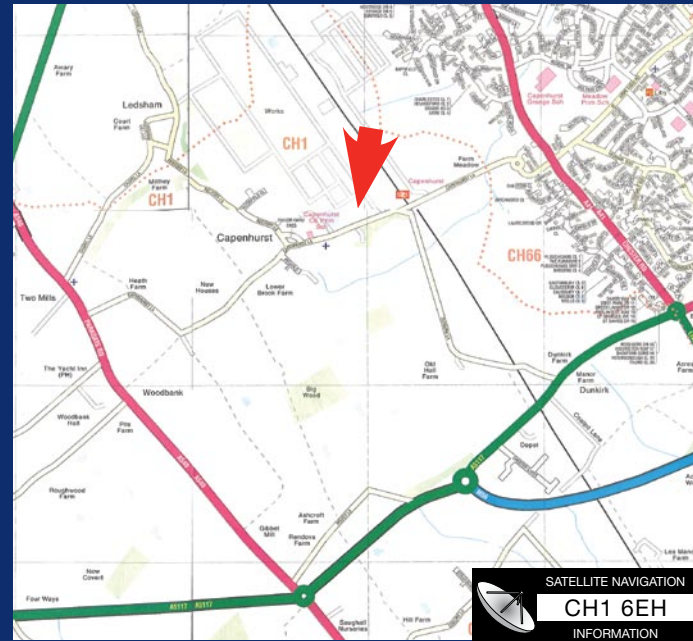
Office Number	NIA Floor Area (approx)	Monthly Rent (inclusive of Services, Rates, Parking and Common Areas use)
Ground Floor		
OFF 4	11.84 sq m (127 sq ft)	Flexible terms are available please refer to letting agents for further information
First Floor		
OFF 10	15.59 sq m (176 sq ft)	
OFF 11	13.16 sq m (141 sq ft)	
OFF 12	12.94 sq m (139 sq ft)	
OFF 13	17.50 sq m (188 sq ft)	
OFF 14	17.30 sq m (186 sq ft)	
OFF 15	17.30 sq m (186 sq ft)	

We have measured the accommodation area in accordance with the latest RICS Code of Measuring Practice and calculated the net internal area.

Specification

1st Floor and Ground Floor Offices:

- Double glazed windows
- Solid ceilings at 2.5m height
- Modern fluorescent lighting
- Painted plaster walls
- Dado and skirting trunking
- Individual power and data sockets
- Window blinds
- Carpeting
- Furniture by arrangement
- Electric heaters per office



Common Area:

- Separate Male and Female WCs
- Fitted kitchen with fridge and cupboards
- Ground floor reception room
- Ground floor disabled WC
- 24 hour key pad access
- 1 demised parking space per office room
- Additional free parking on estate
- Phone entry system
- On-site document storage room by separate agreement

Terms

Sub-letting; flexible all inclusive terms on a quarterly basis, details available on request.

Business Rates

The rent will be inclusive of business rates.

Parking

One dedicated space per room.

VAT

VAT will be charged on monthly rent at the prevailing rate.

Availability

Please contact CorProp to establish the current availability and pending availability, at all times.

Legal Costs

Each party to be responsible for their own legal costs in this transaction.

Viewing

By appointment through CorProp.