

SUTTON WEAVER, CHESHIRE, WA7 3FW  
M56 JUNCTION 12

**Prestigious Offices To Let**

**From 500 to 3,426 sq ft**  
**On site parking**

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POINT

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## 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 Goldbeck Construction, Group Tyre (UK) and GPS Telecoms.

Self contained suites from approximately **500** sq ft up to **3,426** sq ft can be provided, all with dedicated car parking. Please refer to 'availability' for costs and further details.

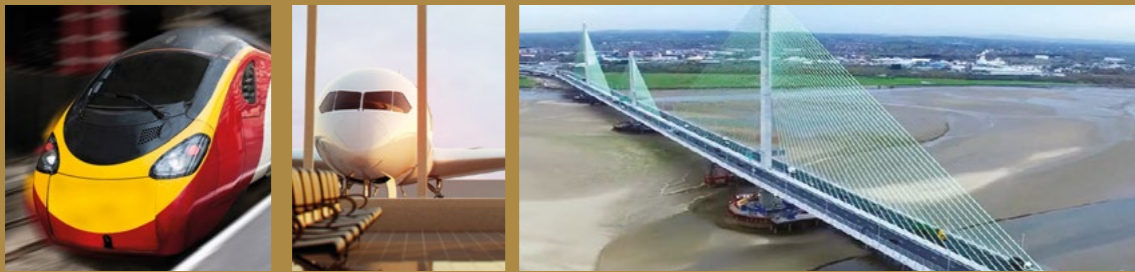
**Ashville Point comprises four high quality and self contained office buildings; Delamere House, Weaver House, Sutton House and Clifton House.**





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**Strategically located for access to Chester, Warrington, Liverpool and Manchester.**



## 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.

Self contained suites from approximately 500 sq ft up to 3,426 sq ft can be provided.

Description

Location

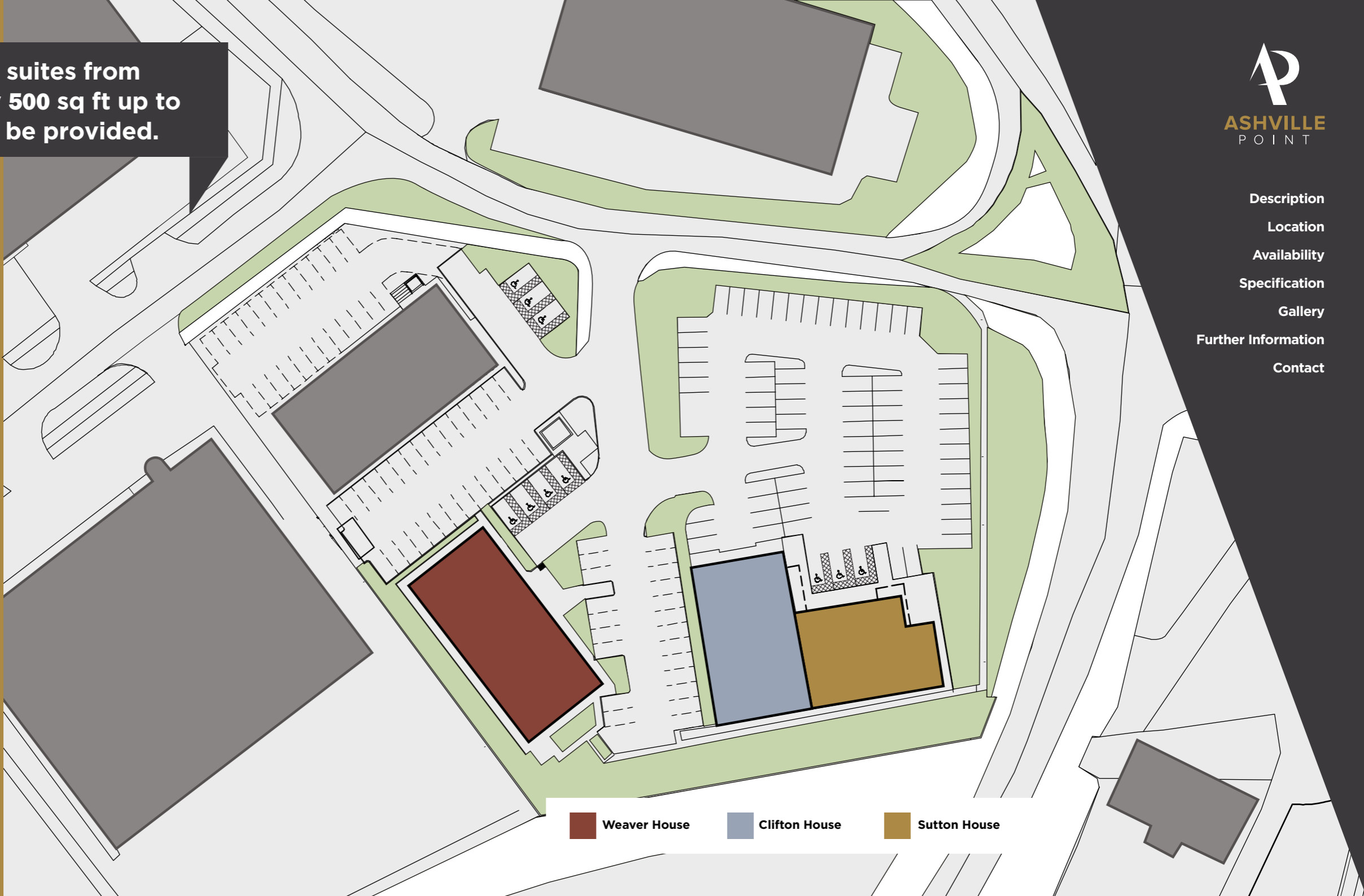
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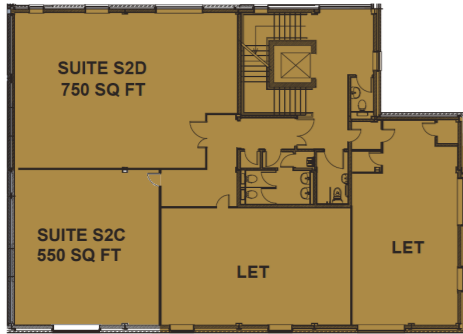
 Weaver House

 Clifton House

 Sutton House

## Sutton House

### Typical First Floor



### Availability

SUTTON HOUSE	SIZE	CAR SPACES	RENT	RATES PAYABLE
First Floor	Suite S2C 550 sq ft	2	£1,025 pcm	£2,600 £0*
First Floor	Suite S2D 750 Sq Ft	3	£1,400 pcm	£4,000

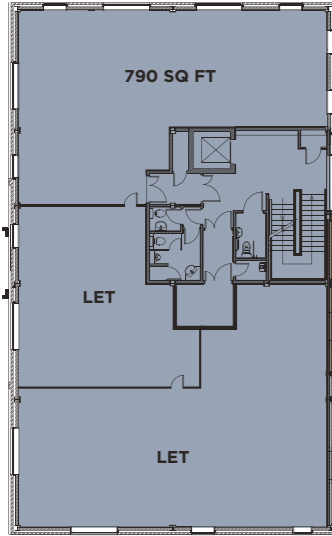
Service charge estimated at £3.50 psf

\*Occupiers may benefit from small business rate relief

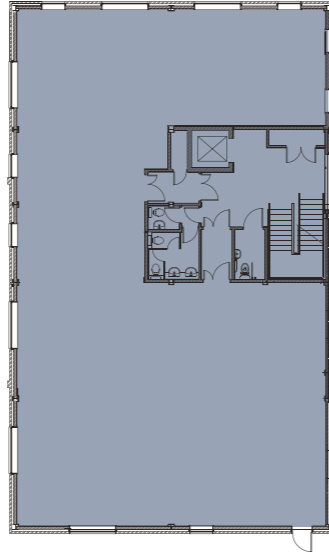


## Clifton House

### Typical First Floor



### Typical Second Floor



### Availability

CLIFTON HOUSE	SIZE	CAR SPACES	RENT	RATES PAYABLE
<b>Second Floor*</b>	3,426 sq ft	16	£51,500	£18,000
<b>First Floor</b>	790 sq ft	4	£11,850	£4,250

Service charge estimated at £3.50 psf

\*Occupiers may benefit from small business rate relief





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**PLENTIFUL  
ON SITE PARKING**



**ENTRANCE LOBBY,  
STAIRCASE AND LIFT**



**PERIMETER  
TRUNKING**



**SUSPENDED  
CEILINGS**



**MALE AND  
FEMALE WC'S**



**8 PERSON  
LIFT**



**OPEN PLAN & PRIVATE  
OFFICE SPACE AVAILABLE**



**CENTRAL  
HEATING**



**CAT II  
LIGHTING**



**CARPETED TO ALL  
OFFICE AREAS**





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## 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.

## Prestigious Offices To Let From 550 to 6,033 sq ft

## 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.

## EPC's

Energy Performance Certificates are available from the agents on request.

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## Contact

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

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