

Office

Ground Floor And Basement 9 Hamilton Square, Birkenhead CH41 6AU



Description

Overlooking the picturesque gardens of Hamilton Square, the accommodation forms part of a Grade 1 Listed Georgian building which has been refurbished to a high standard and has self contained dedicated access. The premises extend to 120.22 m² (1,294ft²).

Location

The premises are located in Hamilton Square in the heart of the commercial centre of Wirral. Hamilton Square Merseyrail Station is within two minutes walk, as are stops for the major bus routes. The location benefits from excellent road access via the A41 to the M53 Motorway and the Kingsway Tunnel to Liverpool.

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Rental Price

£12,000 per annum plus VAT

Accommodation

Ground Floor	54.16m ²	583ft ²
Basement	66.05m ²	711ft ²

Kitchen and WC facilities on both floors.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease, the length of which is negotiable.

Rating Assessment

Rates Payable 2020	£2,651.40
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Legal Costs

Each party to be responsible for their own legal costs.

VAT Statement

All prices and rents quoted are exclusive of VAT, but are liable for VAT at the prevailing rate.

Strictly by arrangement with agent. Contact :



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Commercial Agency / Management

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