

Office

18 Hamilton Square, Birkenhead CH41 6AX



Description

Four storey period Grade I Listed building extending to 313.24m² (3,371 ft²). The property is available as a whole or may let as individual floors. Kerbside parking is available to the front of the building and contract parking is available to the rear. The property will be available from 1st November 2019.

Location

Situated in the commercial centre of Birkenhead the premises are in attractive surroundings and close to the Queensway Tunnel providing access to Liverpool City Centre and to the M53 Motorway via the A41. There are two railway stations close by as well as good access to bus networks.

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Sale Price

Offers in region of £260,000

Rental Price

£20,000 per annum

Accommodation

Lower Ground Floor	67.53m ²	727ft ²
Upper Ground Floor	64.21m ²	691ft ²
First Floor	62.64m ²	674ft ²
Second Floor,	54.99m ²	592ft ²
Third Floor	63.87m ²	687ft ²

The lower ground floor benefits from a self contained entrance from Hamilton Square leading to front and rear offices, storage, two w.c.'s and showers. The ground floor has a main entrance leading to reception/offices, disabled w.c. and rear exit. There are further w.c.'s and kitchen facilities located on the second floor.

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Tenure

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

Rating Assessment

Rates Payable 2020	£2,062.20
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Other Info

Our clients will consider letting individual floors at rents to be agreed.

Strictly by arrangement with the agents. Contact :



Jason Wadeson

Commercial Agency / Management

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