

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Office

Gibraltar House, Kelvin Road Wallasey CH44 7DW



Description

A modern headquarters office building constructed to a high standard providing flexible layout and efficient working environment. The property is arranged over three floors which are accessed via a feature atrium with a glass-backed passenger lift. The property benefits from raised floors, category 2 lighting and air conditioning.

Location

0151 647 9272

Gibraltar House, Kelvin Road Wallasey CH44 7DW

Rental Price

Upon application

Accommodation

Ground floor	192.30m ²	2070ft ²
First floor	204.39m ²	2200ft ²
Second floor	207.17m ²	2230ft ²

VAT Statement

All prices and rentals quoted are exclusive of VAT.

Tenure

The units are available by way of new internal repairing and insuring leases the length of which is negotiable with the ingoing tenant responsible for the landlords legal costs.

Rating Assessment

Rateable Value 2016 (These figure may be subject to transitional relief or small business relief.)	Ground Floor : £15,000 First Floor : £14,750 Second floor : £14,750
2017 Draft Valuation (These figure may be subject to transitional relief or small business relief.)	Ground floor : £21,250 First floor : £21,000 Second Floor : £20,750

Other Info

There is an annual service charge to cover the costs of external repairs and maintenance, insurance and landscaping.

Strictly by appointment with:

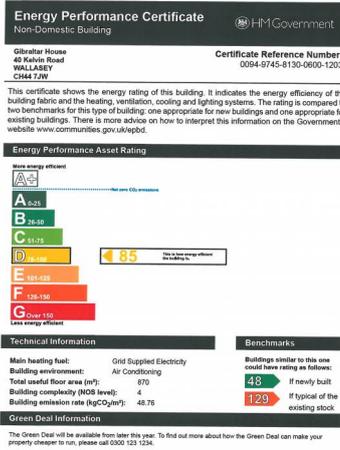


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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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