

### Office

Gibraltar House, Kelvin Road Wallasey CH44 7DW

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#### 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

# Gibraltar House, Kelvin Road Wallasey CH44 7DW

## Rental Price

Upon application

## Accommodation

Ground floor	192.30m <sup>2</sup>	2070ft <sup>2</sup>
First floor	204.39m <sup>2</sup>	2200ft <sup>2</sup>
Second floor	207.17m <sup>2</sup>	2230ft <sup>2</sup>

## 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:



**Jason Wadeson**  
Commercial Agency / Management  
E: [jxw@smithandsons.net](mailto:jxw@smithandsons.net)  
T: 0151 647 9272

0151 647 9272

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.

# Gibraltar House, Kelvin Road Wallasey CH44 7DW

Energy Performance Certificate

Non-Domestic Building

Gibraltar House  
40 Kelvin Road  
WALLASEY  
CH44 7DW

Certificate Reference Number:  
0094-8745-8130-0600-1203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

Energy Performance Asset Rating

Most energy efficient

A

1-23

B

24-50

C

51-75

D

76-100

E

101-125

F

126-150

G

151-175

Least energy efficient

85

85 is the energy efficiency of this building

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m<sup>2</sup>): 870

Building complexity (NGB level): 4

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 48.76

Benchmarks

Buildings similar to this one could have rating as follows:

48

If newly built

129

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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