



VIEWING

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Smith

AND SONS

PROPERTY CONSULTANTS

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**europa
boulevard**

TO LET

PRESTIGIOUS
HEADQUARTERS BUILDING
CONWAY PARK
BIRKENHEAD CH41 4PE

TOTAL SPACE 897.57M² / 9660FT²

CAN BE LET AS A WHOLE OR SPLIT INTO SUITES

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europa boulevard

LOCATION

The premises are located on Europa Boulevard next to Europa House opposite the Vue Cinema complex and a short distance from The Grange shopping centre in the heart of Birkenhead town centre. The premises are only a short distance away from Conway train station, Birkenhead bus station and M53 Motorway.



GROUND FLOOR OFFICE SUITES

- Suite 1: 160.77 m² / 1730 ft²
- Suite 2: 138.42 m² / 1490 ft²
- Self contained
- Disabled access
- Gas central heating system
- WC
- Kitchen
- Allocated car parking spaces

Rental: Upon application

DESCRIPTION

Self contained office suites are accessed via a ground floor common entrance with disabled access. The premises benefit from passenger lift to all floors, gas central heating system, WC and kitchen facilities, suspended ceiling incorporating Cat 2 lighting, carpeted raised floors with Cat 5 cabling and on-site secure parking spaces.

EXCELLENT ACCESS TO LIVERPOOL AND WIRRAL VIA MERSEYRAIL UNDERGROUND, ROAD TUNNELS, FERRIES AND THE M53 LINK ROAD.

FIRST FLOOR OFFICE SUITES

- Suite 3: 160.77 m² / 1730 ft²
- Suite 4: 138.42 m² / 1490 ft²
- Self contained
- Disabled access
- Passenger lift
- Gas central heating system
- WC
- Kitchen
- Allocated car parking spaces

Rental: Upon application

SECOND FLOOR OFFICE SUITES

- Suite 5: 160.77 m² / 1730 ft²
- Suite 6: 138.42 m² / 1490 ft²
- Self contained
- Disabled access.
- Passenger lift
- Gas central heating system
- WC
- Kitchen
- Allocated car parking spaces

Rental: Upon application

LEGAL COSTS

both parties will be responsible for legal costs incurred in the preparation of the legal documentation.

VAT

All figures quoted exclusive of VAT.

TENURE

The premises are available by way of a new lease the length of which is negotiable on Full Repairing and Insuring terms.

RATES

The rates payable for whole building 2019/20 £46,060. Individual suites yet to be assessed.

SERVICE CHARGE

There is a Service Charge that covers the common parts of the building and the car park.

