

**Offices / Workshops**

**TO LET**

**PRICE STREET BUSINESS CENTRE  
PRICE STREET, BIRKENHEAD CH41 4JQ**

**LOCATION :** Price Street Business Centre is located in the commercial district of Birkenhead, accessed from the entrance on Arthur Street just off Price Street, within easy walking distance of Birkenhead town centre shops, Vue Cinema and Europa Pool Leisure Centre. The location also has excellent transport links being situated close to the main bus station and Conway Park Railway Station.



**DESCRIPTION :** Price Street Business Centre contains 60 commercial units which range from 96 to 5,117 sq.ft. (10 to 475 sq.m.). There is a mixture of office space, workshops and industrial units to let, plus a mailbox service and several well-presented meeting rooms. The centre is currently home to a diverse range of companies from corporate offices to a longbow maker. The glass roof of the atrium brings in plenty of natural light and provides easy vehicle and pedestrian access to the ground floor business units.

**The Centre also offers :** \* Reception services. \* Free parking for all tenants and their visitors. \*Disabled access. \*24 hour access 7 days a week. \*On-site Café. \*24 hour security (G4S). \*Communal kitchen areas. \*Modern meeting rooms to hire (including free tea & coffee). \*Bike Racks. \*Smoking area. \* Pets allowed. \*Flexible Terms.

**PRICE STREET BUSINESS CENTRE**  
**PRICE STREET, BIRKENHEAD CH41 4JQ**

**CURRENT AVAILABILITY**

**VAT :** All prices quoted are plus VAT.

Offices	Floor	Unit No.	Square Foot	Cost per Month	Available from
Office	Ground Floor	03	344	£250.00	Today
Office	Ground Floor	05	1250	£700.00	Today
Office	First Floor	23	648	£400.00	Today
Office	First Floor	24	1584	£800.00	Today
Office	First Floor	25a	525	£350.00	Today
Office	First Floor	27	574	£350.00	Today
Office	First Floor	30	732	£350.00	Today
Office	First Floor	36f	98	£120.00	Today
Office	First Floor	39a	467	£350.00	Today
Office	First Floor	39b	327	£250.00	Today
Office	First Floor	44	450	£300.00	Today

Workshops	Floor	Unit No.	Square Foot	Cost per Month	Available from
Workshop	Ground Floor	07	5100	£1,000	Today
Workshop	Ground Floor	14	2394	£350.00	Today

**ALL YOU NEED TO MOVE IN IS :**

Office : One months rent as deposit

Workshops/storage : Two months rent as deposit

One months rent

Two forms of I D

Signed Direct Debit Form (the company will not accept any other forms of payment)

The premises are available on a rolling Licence Agreement with a 3 month notice period (either way)

**VIEWING :** Strictly by arrangement with Agent.

**Contact : Jason Wadson BSc(Hons) MSc FRICS**

Email : [jxw@smithandsons.net](mailto:jxw@smithandsons.net) Telephone : 0151 647 9272

**[www.smithandsons.net](http://www.smithandsons.net)**

51/52 Hamilton Square, Birkenhead, Wirral, CH41 5BN

Tel 0151 647 9272

Fax 0151 650 1668

DX 17876 Birkenhead

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.

# PRICE STREET BUSINESS CENTRE PRICE STREET, BIRKENHEAD CH41 4JQ



# Energy Performance Certificate

Non-Domestic Building



Price Street Business Centre  
Price Street  
BIRKENHEAD  
CH41 4JQ

**Certificate Reference Number:**  
9290-3933-0376-1230-2010

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 125 This is how energy efficient the building is.

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	7881
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	106.81
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

118 If typical of the existing stock