

CANNING STREET
BIRKENHEAD CH41 1ND

392.50sq m /42,979 sq ft 102 Car Parking Spaces

Situated close to
Hamilton Square train station
offering excellent access to
Liverpool and Wirral via
Mersey Underground,
Mersey Tunnels and
M53 Motorway.







Accommodation

Ground Floor	2011.44 sq m	21,651 sq ft
First Floor	1981.06 sq m	21,324 sq ft
Total	3992.50 sq m	42,979 sq ft





This impressive building comprises 2 floors that provides open plan office accommodation.

Specification includes raised access flooring, a mix of suspended and exposed ceilings, air handling systems, raised access flooring with carpet tiled coverings, males and female wc's, canteen areas connected with passenger lifts

Car Parking

102 spaces.

Rental

£8.00 per sq ft.

Service Charge

There is a service charge levied to cover the cost of maintenance of the common areas of the development.

Tenure

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

Rates

To be separately assessed.









Smith and Sons 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 has any authority to make or give any representation or warranty in relation to this property. November 2023.

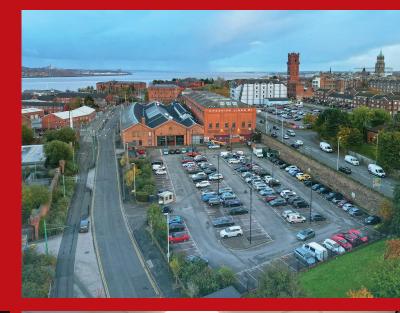


Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the lease and counterpart.

VAT

All prices and rents quotes are exclusive of rates.

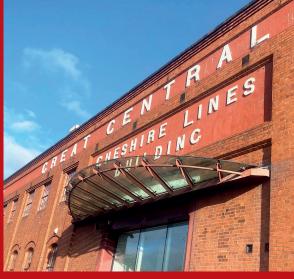


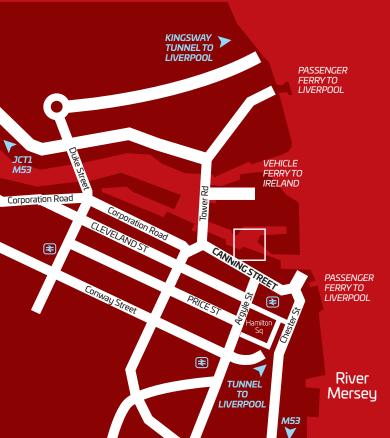












Viewing

Strictly by arrangement with the agents office.

Smith
ANDSONS
PROPERTY CONSULTANTS
0151 647 9272

Contact Sean Seery sts@smithandsons.net Or Jason Wadeson jxw@smithandsons.net

