

Offices

TO LET

**FIRST AND SECOND FLOOR OFFICES  
42 HAMILTON SQUARE, BIRKENHEAD CH41 5BP**

**DESCRIPTION**

The property offers good quality office space in traditional settings located on the first and second floors extending to 1,379 sq.ft. (128.11 sq.m.) which may be split. There is a car park to the rear.



**LOCATION**

Situated in Hamilton Square, which is the largest Grade I Listed Square outside London, the offices are located on the south side of the Square overlooking picturesque gardens. There are two Merseyrail train stations within a few minutes walk, as are stops for all the major bus routes. Hamilton Square also benefits from excellent road access via the A41 Dock Link Road to the M53 Motorway and the Kingsway road tunnel to Liverpool and John Lennon Airport.

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**ACCOMMODATION**

First Floor	765 sq.ft.	71.07 sq.m.
Second Floor	614 sq.ft.	57.04 sq.m.

**RENTAL** £12,000 per annum

**SERVICE CHARGE** There is a service charge levied to cover the cost of maintenance of the common parts.

**TENURE** The premises are available by way of a new Full Repairing and Insuring Lease, the length of which is negotiable.

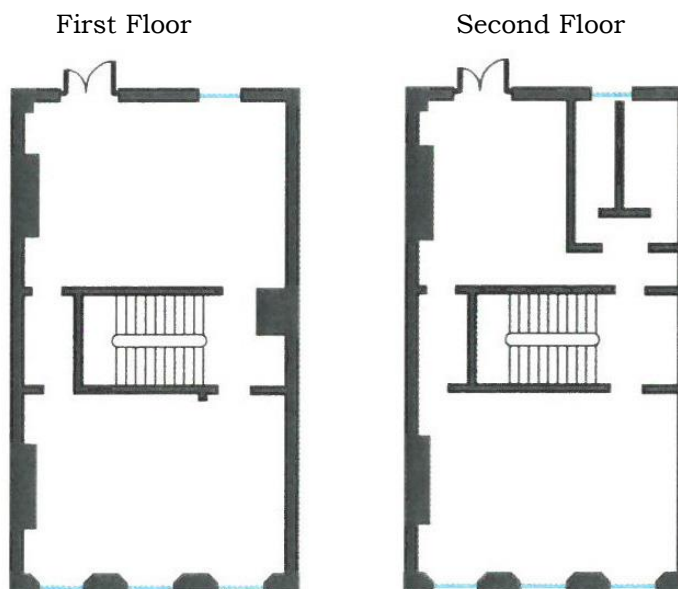
**RATES** Rateable Value: First Floor £5,000  
Second Floor £2,800  
therefore as this falls below the threshold, no rates will be payable.

**LEGAL COSTS** Each party to be responsible for their own legal costs.

**VAT** All prices and rentals quoted are exclusive but may be liable for VAT.

**VIEWING** Strictly by arrangement with the agents office. Contact :  
**Jason Wadson : [jxw@smithandsons.net](mailto:jxw@smithandsons.net) Tel. 0151 647 9272**

**FLOOR PLANS**



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

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