

Offices

TO LET

**PART GROUND FLOOR
HAYMARKET COURT, HINSON STREET,
BIRKENHEAD CH41 5BX**

LOCATION : The premises are located a short distance from Hamilton Square, the main commercial centre of Wirral. Hamilton Square is well served with good transport links and is a short distance from three Merseyrail Stations, stops for the major bus routes and the Mersey Ferry. The location also benefits from excellent road access via the A41 Dock Link Road to the M53 and the Kingsway Road Tunnel to Liverpool.



DESCRIPTION : The building offers modern open plan accommodation which is DDA compliant. There is one suite on the ground floor available which extends to 200.92m² (2,162 ft²). There are common kitchen and w.c. facilities on each floor and each suite has a fob operated door entry system. There are seven dedicated on site parking spaces.

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BIRKENHEAD CH41 5BX**

ACCOMMODATION

Part Ground floor 200.92m² 2162 ft²

RENTAL £11.00 ft² per annum

TENURE

The premises are available by way of a new effectively full repairing and insuring lease the length of which is negotiable.

SERVICE CHARGE

There is a service charge payable to cover the cost of cleaning and maintenance of the common parts.

RATES

R.V. £26,000.

Rates payable 2018/2019 £12,818. This figure may be subject to transitional relief

LEGAL COSTS

The incoming tenant will be responsible for our clients reasonable legal costs incurred in the preparation of the lease and counterpart.

VAT STATEMENT

All prices and rents quoted are exclusive of VAT

VIEWING

Strictly by arrangement with agents office.

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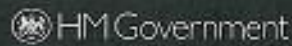
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Energy Performance Certificate

Non-Domestic Building



Haymarket Court
Hinson Street
BIRKENHEAD
CH41 5BX

Certificate Reference Number:
0240-3987-0372-8350-0090

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

← 67 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1552
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	39.54

Benchmarks

Buildings similar to this one could have rating as follows:

28 If newly built

75 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.