

# ATLANTIC HOUSE

18-22 HAMILTON STREET | BIRKENHEAD | WIRRAL | CH41 1AL



REFURBISHED OFFICE BUILDING IN THE HEART OF BIRKENHEAD

## TO LET

795.43 M<sup>2</sup> | 8562 FT<sup>2</sup>



# ATLANTIC HOUSE

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## LOCATION

Atlantic House is located adjacent to Hamilton Square Train Station. The property provides office suites arranged on the first, second and third floor levels. The premises has excellent access to Liverpool and Wirral via the Mersey Underground, road tunnels, ferries and the M53 link road.

## DESCRIPTION

A modern office building, providing open plan accommodation extending to 795.43m<sup>2</sup> (8562ft<sup>2</sup>). The building has been refurbished to a high standard. It includes a DDA compliant entrance and lift. The accommodation is available on a floor by floor basis. All floors have perimeter trunking, gas central heating and are double glazed. The suites are carpeted and ready for immediate occupation. There is also on-site parking for 32 vehicles.



## ACCOMMODATION

|              |  |
|--------------|--|
| First floor  | 264.77m <sup>2</sup> / 2850ft <sup>2</sup> |
| Second floor | 264.77m <sup>2</sup> / 2850ft <sup>2</sup> |
| Third floor  | 265.88m <sup>2</sup> / 2862ft <sup>2</sup> |

## RENTAL PRICE

Upon application.

## TENURE

The premises are available by way of a new lease for the whole or floor by floor, the length of which is negotiable. The tenant will be responsible for all internal repairs and decorations and to repay to the landlord a service charge and the buildings insurance premium.

## SERVICE CHARGE

There is an annual service charge levied to cover the cost of cleaning and maintenance of the common areas and external repairs and maintenance. Budget estimate for 2010-2011 £2.90 per ft<sup>2</sup> per annum

## LEGAL COSTS

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

## VAT

All prices and rentals quoted are exclusive of VAT.

## VIEWING

Strictly by arrangement with the agents office.

Contact Sean Seery  
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Or Jason Wadeson  
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