

Haymarket Court

PART GROUND FLOOR



Modern Office Building situated close to Hamilton Square Train Station offering excellent access to Liverpool and Wirral via the Mersey Underground, road tunnels, ferries and the M53 link road.



To Let
200.92M² / 2162FT²

Haymarket Court

PART GROUND FLOOR · 200.92M² / 2162FT²

LOCATION

The premises are located a short distance from Hamilton Square, the main commercial centre of the Wirral. Hamilton Square is well served with good transport links and is a short distance from 3 Merseyrail Stations, stops for the major bus routes and the Mersey Ferry. 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.

DESCRIPTION

The building offers modern open plan accommodation which is DDA compliant. There is one suite on the ground floor available which extends to 200.92 m² / 2,162 ft². There are common kitchen and WC facilities on each floor and each suite has a fob operated door entry system. There are 7 dedicated on site parking spaces.

ACCOMMODATION

Part Ground Floor 200.92m² / 2162ft²

RENTAL PRICE

£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. There is a service charge payable to cover the cost of cleaning and maintenance of the common parts. Budget estimated cost for year ending Dec 16 £3.50 ft²

RATES

The rates payable for year 2016/2017 are £8,492. This figure may be subject to transitional relief.

LEGAL COSTS

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

VAT

All price and rents quoted are exclusive of VAT.

OTHER INFORMATION

A partner/partners of Smith and Sons have an interest in the property.

VIEWING

Strictly by arrangement with the agents office.

Contact Jason Wadson

jxw@smithandsons.net

Or Sean Seery

sts@smithandsons.net



Smith and Sons for themselves and for the lessors 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 for any intended 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, August 2016

Haymarket Court

