

# Smith

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# AND SONS

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PROPERTY CONSULTANTS

Office

54 Hamilton Street, Birkenhead CH41 5AE



## Description

The property comprises of three stories of office space, of which the ground floor is occupied. There are currently two stories available on the first and second floor which extend to 172.2 Sqmt (1853SqFt) and 102.6 Sqmt (1105 SqFt) respectively.

## Location

The property is located close to Hamilton Square, the commercial center of the Wirral, which is well served by good transport links being a short distance from three Merseyrail stations, stops for major bus routes and the Queensway Tunnel.

0151 647 9272

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## Rental Price

From £9.56 per SqFt

## Rating Assessment

To be assessed	
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## Accommodation

1st Floor	177m <sup>2</sup>	1853ft <sup>2</sup>
2nd Floor	102.6m <sup>2</sup>	1105ft <sup>2</sup>

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents included are exclusive of VAT

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By appointment strictly with sole agent:



**Jamie Robertson**

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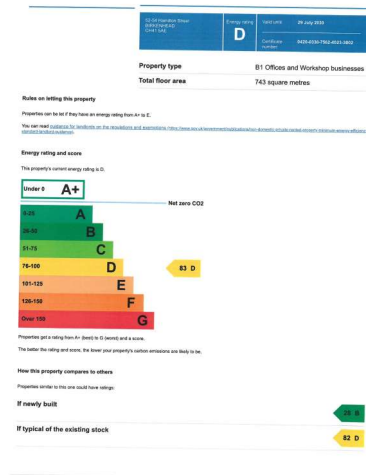
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## Energy performance certificate (EPC)



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