

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

### Office

Egerton House, Tower Road, Birkenhead Ch41 1fn CH41 1FN

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#### Description

Egerton house comprises modern, contemporary office space of varying sizes which accommodate both new start up and established businesses. There is a large reception area with on site parking provided. The building is Fully Serviced which includes 24/7 on site security, on site repairs and maintenance and access to other meeting rooms.

#### Location

Located on Tower Road, the property is ideally located with being close to Hamilton Square train station both Queensway and Kingsway tunnels and on major bus routes

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## Rental Price

£25 per Sq.Ft

## Tenure

By way of a license agreement.

## Accommodation

Office 5	34.4m <sup>2</sup>	370ft <sup>2</sup>
Office 9	37.2m <sup>2</sup>	400ft <sup>2</sup>
Office 10	37.2m <sup>2</sup>	400ft <sup>2</sup>
Office 14	61.3m <sup>2</sup>	660ft <sup>2</sup>

## Rating Assessment

Ratable Value	N/A
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## Legal Costs

Each party responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are to be taken exclusive of VAT

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By appointment with agent, contact;



**Jamie Robertson**

E: [jxr@smithandsons.net](mailto:jxr@smithandsons.net)

T: 0151 647 9272

0151 647 9272

<https://www.smithandsons.net/>

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