

## Office

3 Vanguard Way, Marine Technology Park Birkenhead CH41 9HX



### Description

The property comprises first floor office accommodation with a separate access and lift fronting on to the A41 New Chester Road. The accommodation is purpose built for universities, however would be suitable for a variety of uses, subject to planning. The property benefits from a large external car park and a large amount of passing trade.

### Location

The property is located a short distance from the A41 New Chester Road on the Marine Technology Park which consists of industrial and office premises and a short distance from Cammell Laird Shipbuilders.

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## Rental Price

£37,500 per annum

## Accommodation

Net lettable area	580.64m <sup>2</sup>	6,250ft <sup>2</sup>
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All price and rents quoted are exclusive of VAT

## Tenure

The property is available by way of a new full repairing and insuring lease, the length of which is negotiable.

## Rating Assessment

Rateable Value	£50,000 from April 2023
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Strictly by appointment with Agent. Contact :



**Tom Carew**  
Commercial Agency  
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T: 0151 647 9272

0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor 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 but any intending purchasers or 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 Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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Energy performance certificate (EPC)

3 Vanguard Way  
BIRKENHEAD  
CH41 9HX

Energy rating

C

Valid until

18 January 2033

Certificate number

0916-9326-0881-3401-6977

Property type

General Industrial and Special Industrial Groups

Total floor area

460 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

A+

A

B

C

D

E

F

G

100-110

80-90

60-70

40-50

20-30

10-20

0-10

-10-0

100-110

80-90

60-70

40-50

20-30

10-20

0-10

-10-0

Properties are given a rating from A+ (most efficient) to G (least efficient).

How this property compares to others

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

Properties similar to this one could have ratings:

If newly built

1276

If typical of the existing stock

69 (C)

0151 647 9272

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