

## Office

Second Floor, Gibraltar House, Kelvin Road, Wallasey CH44 7DW



### Description

Second floor offices with stunning views across the River Mersey, situated within a modern office development constructed to a high standard and arranged over three floors, accessed via a feature glass passenger lift. The property benefits from raised floors, category 2 lighting and air conditioning. There are also allocated on-site car parking spaces.

### Location

The property is located at the junction of Kelvin Road and Alfred Road overlooking the Four Bridges, Twelve Quays and Wirral Waters, Wallasey, a short distance from the A554 which links Birkenhead to the M53 Motorway via the A5139 and A41.

# Second Floor, Gibraltar House, Kelvin Road, Wallasey CH44 7DW

---

## Rental Price

Upon Application

## Accommodation

Office 1	84.63m <sup>2</sup>	911ft <sup>2</sup>
Office 2	17.09m <sup>2</sup>	184ft <sup>2</sup>
Office 3	36.23m <sup>2</sup>	390ft <sup>2</sup>
Office 4	24.15m <sup>2</sup>	260ft <sup>2</sup>
Office 5	44.31m <sup>2</sup>	477ft <sup>2</sup>

Shared WC and kitchen facilities

## Legal Costs

The incoming tenant to be responsible for the landlords legal costs

## VAT Statement

All prices and rentals quoted are exclusive of VAT

## Tenure

The offices are available by way of new internal repairing and insuring lease, the length of which is negotiable

## Rating Assessment

Second Floor Rateable Value	£17,500
-----------------------------	---------

## Other Info

There is an annual service charge levied to cover the costs of external repairs and maintenance, insurance and landscaping.

---

Strictly by arrangement with Agent. Contact :



### Jason Wadeson

Commercial Agency / Management

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

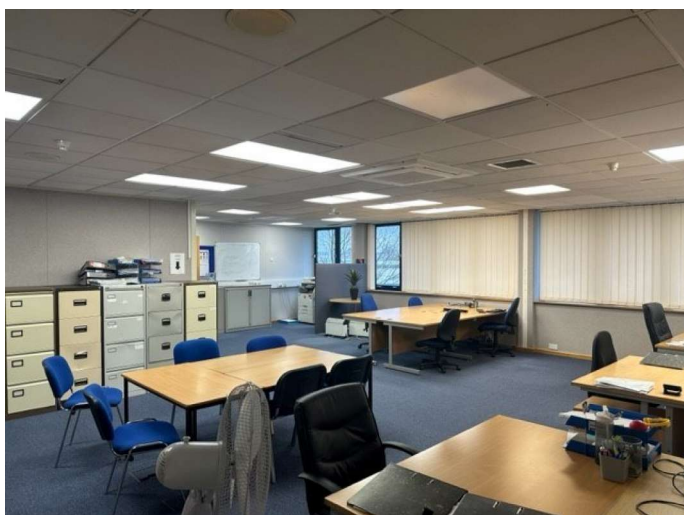
T: 0151 647 9272

**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.

## Second Floor, Gibraltar House, Kelvin Road, Wallasey CH44 7DW

---



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.