

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

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

54 Hamilton Street, Birkenhead CH41 5AE

Rental Price

From £6.96 per SqFt

Rating Assessment

To be assessed	
----------------	--

Accommodation

1st Floor	177m ²	1853ft ²
2nd Floor	102.6m ²	1105ft ²

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents included are exclusive of VAT

By appointment strictly with sole agent:



Jamie Robertson

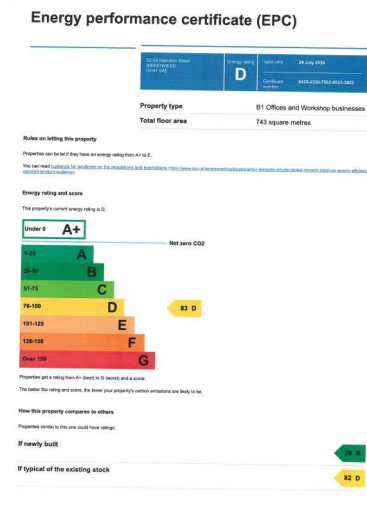
E: jxr@smithandsons.net

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.

54 Hamilton Street, Birkenhead CH41 5AE



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.