

### Office

6 The Courtyard, Old Court House Road Bromborough CH62 4UE

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#### Description

The property forms part of modern office accommodation providing six units within three buildings benefiting from on site parking. Each unit has a mezzanine level accessed via an internal staircase. Unit 6 is available which extends to 207 m<sup>2</sup> (2225 ft<sup>2</sup>). Viewing is strongly recommended.

\*AVAILABLE FROM APRIL 2023\*

#### Location

The premises are located on Old Court House Road on The Wirral International Business Park, positioned to the rear of the Village Hotel and the New Chester Road (A41) which provides excellent road access to the M53 Motorway and the Kingsway road tunnel to Liverpool City Centre.

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## Rental Price

£20,000 per annum

## Accommodation

Office	207m <sup>2</sup>	2225ft <sup>2</sup>
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## Legal Costs

The ingoing tenant is to be responsible for the landlords legal costs incurred in the preparation of the lease and counterpart

## VAT Statement

All price and rents quoted are exclusive of VAT.

## Tenure

The premises are available by way of a new Full Repairing & Insuring lease the length of which is negotiable

## Rating Assessment

Rateable Value	£10,000
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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

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