

OFFICES

TO LET / FOR SALE

29a WOODCHURCH LANE, PRENTON, WIRRAL CH42 9PJ

***HIGH QUALITY PROFESSIONAL OFFICE SPACE ON THE EDGE OF OXTON VILLAGE CREATED BY
A DESIGN AGENCY WITHOUT CITY CENTRE OVERHEADS***



- High quality office space for a small business of up to 20 people.
- Spaces well suited to both working in teams and collaboration.
- Double-height space and natural light which floods in through the roof lights in the ground floor Hub.
- Quality interior fit-out in terms of laminate flooring, designer lighting, bespoke shelving and cupboards that have been built to fit the alcoves.
- Natural light in the front rooms which floods in from windows that rise to ceiling level.
- Great storage, shower room and kitchen.
- Easy access to the shops and facilities of Prenton and Oxtton Village
- Proximity to Liverpool and M53 Motorway.

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LOCATION : The property occupies a prominent corner position on Woodchurch Lane at the junction of Waverley Grove, in a predominately residential area with some retail and office units in close proximity. The property is within walking distance of the shops, cafes and restaurants in Prenton including Sainsbury's Supermarket and a short drive to the village of Oxton and the town of Birkenhead. Public transport links include the Merseyrail and bus routes to and from Liverpool. Access to Liverpool One and the centre of Liverpool via the Mersey Tunnel and the Strand Spur is a ten minute drive. Also close by is Junction 3 of the M53 Motorway providing access to Chester and Manchester.

DESCRIPTION : The property is fitted out as offices on both ground and first floor and extends to 1223 sq.ft. (113.7 sq.m.) The ground floor comprises a reception area which has full glazing with privacy glass to the street to create a light welcoming entrance space with natural light, three private offices, kitchen and open plan double height Hub area at the rear. The space is divided by stud walls which could be removed with landlords consent. The first floor comprises four separate offices with wood laminate flooring.

ACCOMMODATION : Net Lettable Space : 113.7 sq.m. (1,223 sq.ft.)

TENURE : The property is available to let by way of a new F R & I Lease, the length of which is negotiable or a sale of the freehold of the property.

RENTAL : £10,000 per annum

SALE PRICE : Upon Application

LEGAL COSTS : Each party to be responsible for their own legal costs in connection with the preparation of the documents.

VAT : All prices and rents quoted are exclusive of VAT

RATING ASSESSMENT : Rateable Value : £8,800

VIEWING : Strictly by appointment. **Contact : Tom Carew on 0151 647 9292**
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