

**Offices**

**TO LET**

**FIRST FLOOR OFFICES  
SOVEREIGN HOUSE, PORT CAUSEWAY  
BROMBOROUGH, WIRRAL CH62 4TP**

**LOCATION :**

Located in the sought-after Wirral International Business Park, situated adjacent to the A41 which provides excellent access to J5 of the M53 Motorway. The highly successful Croft Retail and Leisure Park is a short distance from the property with occupiers including PC World, McDonalds, Next, Dunelm and various other national traders.



**DESCRIPTION :**

Sovereign House comprises a 1980's three storey brick built office building with secondary glazing and dedicated on-site parking spaces. The entrance leads to a large central reception area with the office space configured on three floors either side of a central core. The building is flexible and could be suitable for a single occupier or could be split on a floor by floor, or wing by wing basis.

**SOVEREIGN HOUSE, PORT CAUSEWAY  
BROMBOROUGH, WIRRAL CH62 4TP**

**ACCOMMODATION :**

First Floor Offices : 5,639 sq.ft.                      523.88 sq.m.

40 dedicated on-site parking spaces

**RENTAL :**        On Application

**SERVICE CHARGE :**

A service charge is administered throughout the Estate which includes maintenance of common parts of the building and grounds.

**VAT :**        The property is elected for VAT

**RATES :** Rateable Value to be assessed

**LEGAL COSTS :** Each party to be responsible for their own legal costs.

**VIEWING :** Strictly by arrangement with Agent.

Contact :    **JASON WADESON BSc (Hons) MSc FRICS**

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

**T :** 0151 647 9271

**[www.smithandsons.net](http://www.smithandsons.net)**

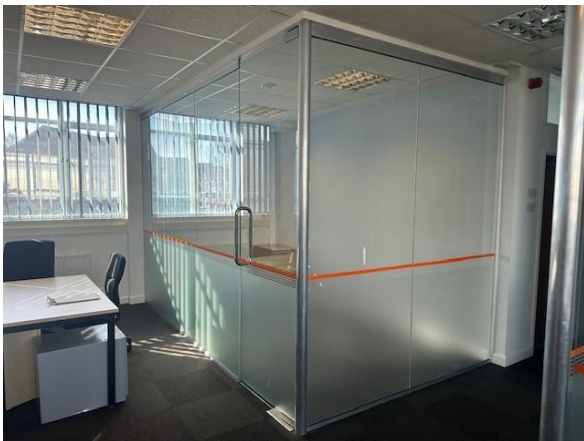
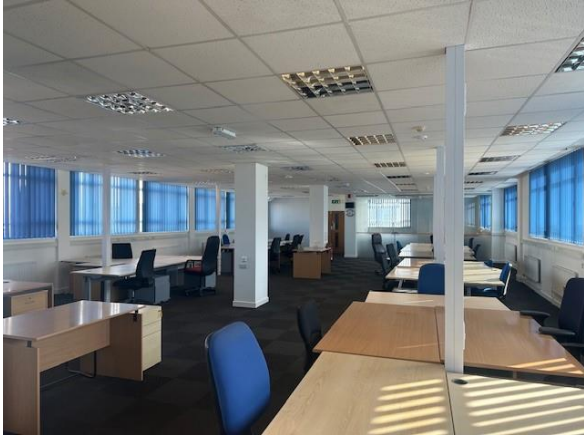
51/52 Hamilton Square, Birkenhead, Wirral, CH41 5BN

Tel 0151 647 9272

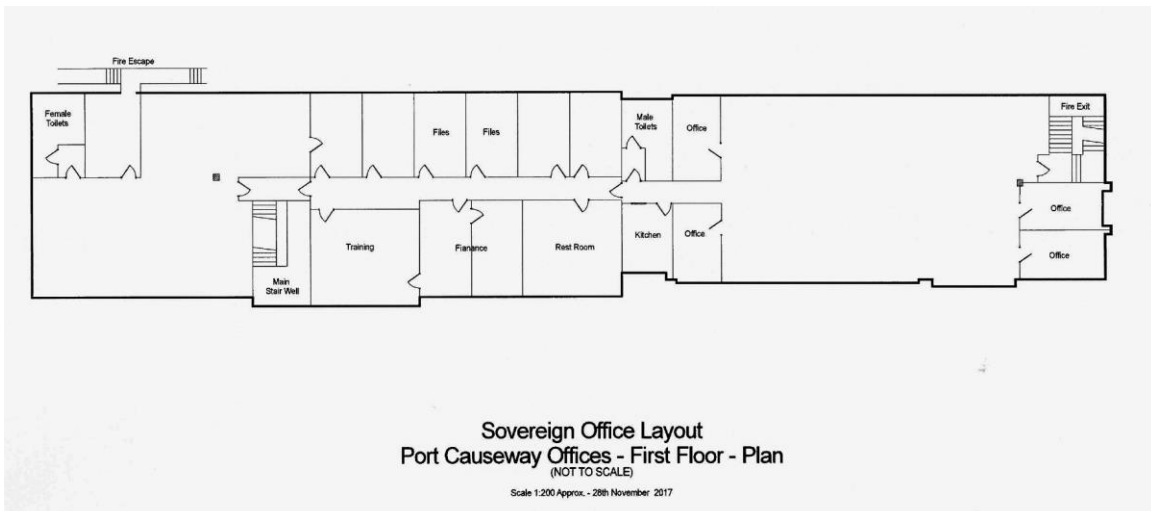
Fax 0151 650 1668

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.

# SOVEREIGN HOUSE, PORT CAUSEWAY BROMBOROUGH, WIRRAL CH62 4TP



## **FIRST FLOOR LAYOUT PLAN**



# SOVEREIGN HOUSE, PORT CAUSEWAY BROMBOROUGH, WIRRAL CH62 4TP

5/2/24, 10:10 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

Causeway House Port Causeway Bromborough CH62 4TP	Energy rating	Valid until:	1 May 2034
	<b>D</b>	Certificate number:	9296-8682-7774-2404-9960

Property type	Offices and Workshop Businesses
Total floor area	2,976 square metres

### Rules on letting this property

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

### Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

