

# Headquarters Building TO LET



# CHESHIRE LINES BUILDING

AVAILABLE APRIL 2024

CANNING STREET  
BIRKENHEAD CH41 1ND

392.50sq m /42,979 sq ft  
102 Car Parking Spaces

Situated close to  
Hamilton Square train station  
offering excellent access to  
Liverpool and Wirral via  
Mersey Underground,  
Mersey Tunnels and  
M53 Motorway.







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## Accommodation

Ground Floor	2011.44 sq m	21,651 sq ft
First Floor	1981.06 sq m	21,324 sq ft
Total	3992.50 sq m	42,979 sq ft



This impressive building comprises 2 floors that provides open plan office accommodation. Specification includes raised access flooring, a mix of suspended and exposed ceilings, air handling systems, raised access flooring with carpet tiled coverings, males and female wc's, canteen areas connected with passenger lifts



## Car Parking

102 spaces.

## Rental

£8.00 per sq ft.

## Service Charge

There is a service charge levied to cover the cost of maintenance of the common areas of the development.

## Tenure

The property is available by way of a new full repairing and insuring lease, the length of which is negotiable.

## Rates

To be separately assessed.







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## Legal Costs

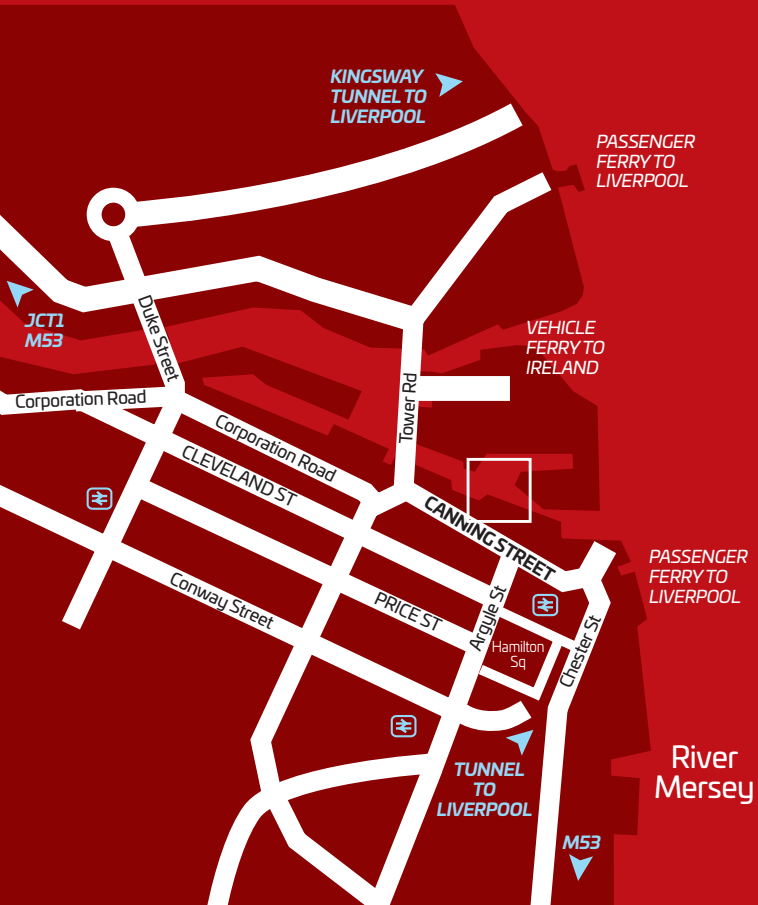
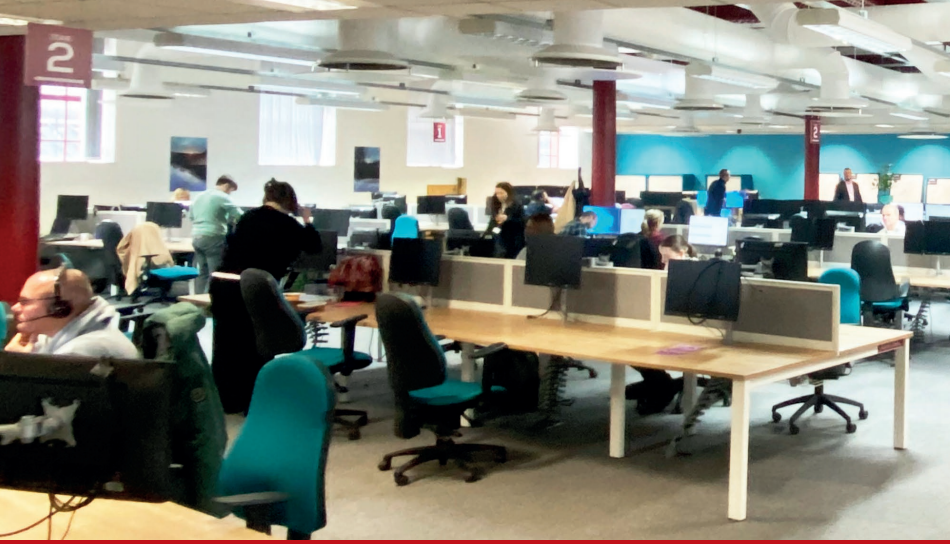
The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the lease and counterpart.

## VAT

All prices and rents quotes are exclusive of rates.







## Viewing

Strictly by arrangement with the agents office.

# Smith

AND SONS  
PROPERTY CONSULTANTS

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