

Offices

FOR SALE OR TO LET

Cotton Place, 2 Ivy Street, Birkenhead CH41 5EF

LOCATION :

Cotton Place is situated close to the commercial centre of Birkenhead on the waterfront development at Monks Ferry, which includes developments at Portside, Abbots Quay and Priory Mews. It is immediately adjacent to the A41, has excellent access to Liverpool and Wirral via the Mersey Underground, road tunnels and the M53 link Road.



DESCRIPTION :

A modern office development providing flexible layout and an efficient working environment. The accommodation is arranged over two floors and benefits from double glazing, perimeter trunking, category 2 lighting and comfort cooling. The building is DDA compliant and there are 30 car parking spaces.

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RENTAL PRICE :

Price On Application

SALE PRICE :

Price On Application

ACCOMMODATION :

Net internal floor area on two floors 779.08 sq.m. / 8,386 sq.ft.

Car park with 30 car parking spaces.

RATES :

Rateable Value 2023/2024 : £71,000

TENURE :

The premises are available from 1st June 2023.

LEGAL COSTS :

Each party to be responsible for their own legal costs

VAT :

All prices and rents quoted are exclusive of VAT

VIEWING :

Strictly by arrangement with the agents office. Contact :

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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.

Energy performance certificate (EPC)

Cotton Place 2 Ivy Street BIRKENHEAD CH41 5EF	Energy rating B	Valid until: 6 February 2033
		Certificate number: 9209-8820-8469-8184-6383

Property type

Offices and Workshop Businesses

Total floor area

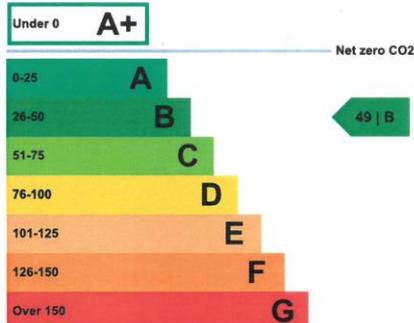
904 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

18 | **A**

If typical of the existing stock

72 | **C**