

Offices

TO LET OR FOR SALE

INNOVATION HOUSE, POWER ROAD BROMBOROUGH, WIRRAL CH62 3QT

DESCRIPTION : Modern office accommodation arranged over three floors with suites ranging from 11.79 sq.m. (127 sq.ft.) to 55.18 sq.m. (594 sq.ft.). There are kitchen and WC facilities and a break out area, together with a conference room and secure on site parking.



LOCATION : Located on Wirral International Business Park on the corner of Power Road and Riverwood Road. Wirral International Business Park is situated on the A41 at Bromborough and has excellent road links to the M53 and national motorway networks.

INNOVATION HOUSE, POWER ROAD BROMBOROUGH, WIRRAL CH62 3QT

ACCOMMODATION :

	sq. m.	sq. ft.
Office 1	31.96	344
Office 2 & 3	55.18	594
Office 4	12.82	138
Office 5	16.72	180
Office 6	19.79	213
Office 7	29.91	322
Office 8	20.07	216
Office 9	10.59	114
Office 10	16.17	174
Office 11	17.19	185
Office 12	11.71	126
Office 13	18.12	195
Office 14	11.8	127
Office 15	18.86	203
New Office	23.13	249
Office 16	36.05	388
Open Plan Basement with additional storage	105.63	1,137

Kitchen and WC Facilities

VAT STATEMENT : All prices quoted are exclusive of VAT

RATING ASSESSMENT : Rateable Value £25,500

TENURE : Freehold

SALE PRICE: Offers in the region of £350,000

RENTAL : £35,000 per annum

VIEWING : Strictly by arrangement with the agents office.

Contact : Jason Wadeson :

jxw@smithandsons.net Tel. 0151 647 9272

www.smithandsons.net

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

Tel 0151 647 9272

Fax 0151 650 1668

DX 17876 Birkenhead

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.

INNOVATION HOUSE, POWER ROAD BROMBOROUGH, WIRRAL CH62 3QT

Energy performance certificate (EPC)

Innovation House
Power Road
Bromborough
WIRRAL
CH62 3QT

Energy rating
D

Valid until: 19 November 2024

Certificate number: 0497-2899-4130-0290-9403

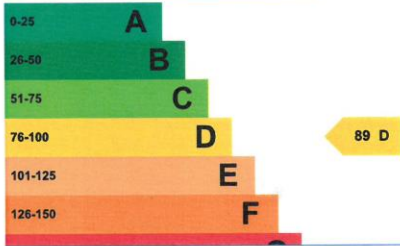
Property type	B1 Offices and Workshop businesses
Total floor area	695 square metres

Rules on letting this property

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

Energy rating and score

Under 0 **A+** is current 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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	85 D