

Offices

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

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 2020/2021 : £69,000

TENURE :

The premises are available by way of an assignment of an existing lease which expires in March 2024, but the landlord may consider a new lease.

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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Energy Performance Certificate

Non-Domestic Building



2, Ivy Street
BIRKENHEAD
CH41 5EF

Certificate Reference Number:
0430-0639-7279-6508-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

68

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	896
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	34.5

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

87 If typical of the existing stock