



1,625 to  
6,500 sq ft

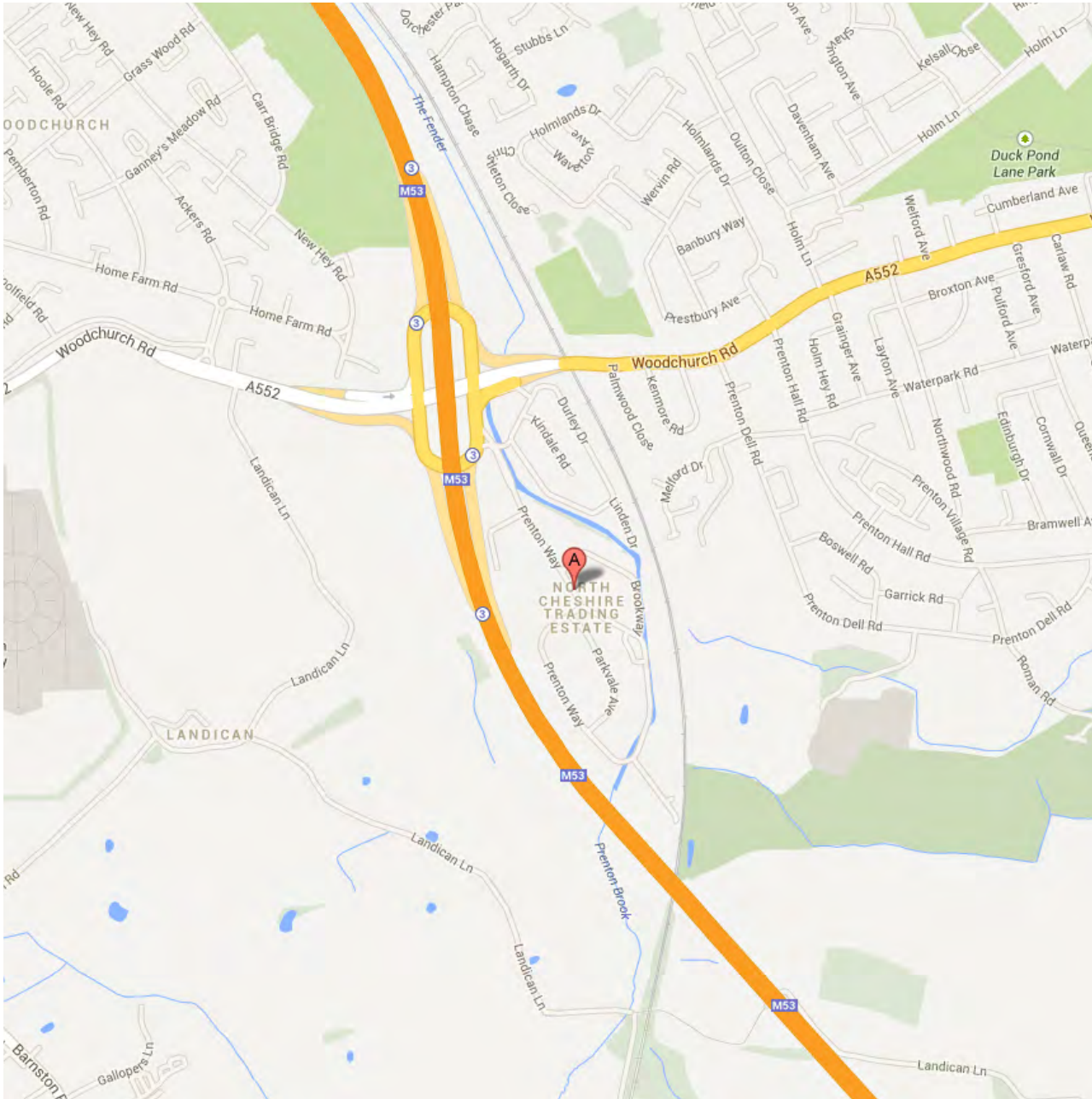
Offices  
To Let



## Description



**Prenton Business Park comprises four self contained office buildings located in a prominent position off Prenton Way, Prenton, Wirral accessed from Junction 3 of the M53 motorway.**



## Location



### **Prenton Business Park Prenton Way Prenton Merseyside CH43 3DU**

Prenton Business Park office development is located in a prime position, adjacent to and highly visible from Junction 3 of the M53 motorway, approximately three miles from Birkenhead, six miles from Liverpool and 19 miles from Chester.

The development overlooks Junction 3, and is accessed directly off the junction via Prenton Way, adjacent to Total Fitness Sports Centre.



## Specification



**Prenton Business Park comprises an impressive new office development complete with feature entrance, landscaping and infrastructure provision.**

**The specification includes:**

High speed passenger lift

Suspended ceilings with LG3 lighting

42 on site car parking spaces

High quality finishes with feature entrance

VRF air conditioning

Full access raised floors



## Availability



### Schedule of Availability

#### Building 2

Ground floor	151 sq m	1,625 sq ft
First floor	151 sq m	1,625 sq ft
Total	302 sq m	3,250 sq ft

#### Building 3

Ground floor	151 sq m	1,625 sq ft
First floor	151 sq m	1,625 sq ft
Total	302 sq m	3,250 sq ft

#### Building 4

Ground floor	151 sq m	1,625 sq ft
First floor	151 sq m	1,625 sq ft
Total	302 sq m	3,250 sq ft

**Buildings 3 and 4 can be combined to provide 6,500 sq ft**

### Terms

The accommodation is available by way of full repairing and insuring leases for a term of years to be agreed.

### Legal Costs

Each party to bear their own legal costs.

### VAT

Prices, outgoings and rentals where quoted are exclusive of, but may be liable to VAT, at the prevailing rate.







Prenton Way

**Office 1**  
Fully let to Sovex

**Office 2**

**Office 3**

**Office 4**







Enquiries



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