

Office

5 The Workshops, Marcus Street, Birkenhead, CH41 1EU



Description

The property comprises high quality ground and first floor offices totalling 70 m² (753 ft²) The premises include kitchen point and w.c. facilities as well as category 2 lighting and cabling. The property also benefits from on site parking. Available from 1st September 2017.

Location

Opposite Peel Holdings proposed development "Wirral Waters" the property benefits from excellent road access via the A41 Dock Link Road to the M53 Motorway and the Kingsway road tunnel to Liverpool, as well as good access to rail and bus networks.

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Rental Price

£5,500 pa

Accommodation

Ground Floor	35m ²	376ft ²
First Floor	35m ²	376ft ²

Kitchen point and w.c. facilities.

Legal Costs

The ingoing tenant will responsible for the landlords legal costs incurred in the preparation of the legal documentation.

VAT Statement

All price and rents quoted are exclusive of VAT.

Tenure

The premises are available by way of a new lease, the length of which is negotiable.

Rating Assessment

The Rateable Value for year 2017/2018 is £5,100. This figure may be subject to transitional relief or small business relief.	
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Other Info

There is a service charge of £60 pcm.

Strictly by arrangement with agent. Contact :



Jason Wadeson

Commercial Agency / Management

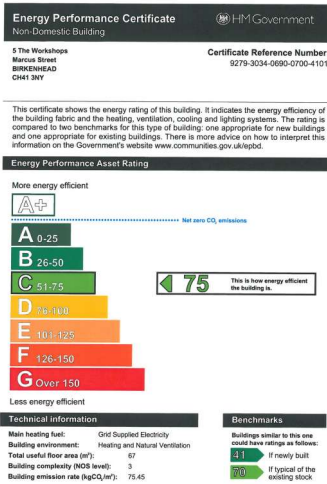
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