

HAYMARKET COURT HINSON STREET BIRKENHEAD • CH41 5BX

Modern Office Building
situated close to Hamilton
Square Train Station
offering excellent access to
Liverpool and Wirral via the
Mersey Underground, road
tunnels, ferries and the
M53 link road.



TO LET

OFFICE SPACE EXTENDING TO
1,058 M² / 11,387 FT²



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The premises are located a short distance from Hamilton Square, the main commercial centre of the Wirral. Hamilton Square is well served with good transport links and is a short distance from 3 Merseyrail Stations, stops for the major bus routes and the Mersey Ferry. Hamilton Square also benefits from excellent road access via the A41 Dock Link Road to the M53 Motorway and the Kingsway Road Tunnel to Liverpool.



VIEWING

Strictly by arrangement with the agents office.

CONTACT

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Or Jason Wadeson
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DESCRIPTION

This high quality office building offers modern open plan accommodation which is DDA compliant. There are five suites available on the ground, first and second floors which extend from 201m² / 2,163ft² to 1,058m² / 11,387ft². There are common kitchen and WC facilities on each floor and each suite has a fob operated door entry system. There are 31 dedicated on site parking spaces.

ACCOMMODATION

Part Ground Floor	201m ² / 2,163ft ²
Part First Floor	201m ² / 2,163ft ²
Part First Floor	228m ² / 2,449ft ²
Part Second Floor	201m ² / 2,163ft ²
Part Second Floor	228m ² / 2,449ft ²

RENTAL PRICE

£11.50 ft² per annum

TENURE

The premises are available by way of a new effectively full repairing and insuring lease the length of which is negotiable. There is a service charge payable to cover the cost of cleaning and maintenance of the common parts. Budget estimated cost for year ending Dec 2012 £2.85 ft²

LEGAL COSTS

The ingoing tenant will be responsible for our clients reasonable legal costs incurred in the preparation of the lease and counterpart.

VAT

All price and rents quoted are exclusive of VAT.

OTHER INFORMATION

A partner/partners of Smith and Sons have an interest in the property.

Smith and Sons for themselves and for the lessors 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 for any intended 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 has any authority to make or give any representation or warranty in relation to this property. February 2012

