

Office

# TO LET

## Unit 1 Tower House, Birkenhead, Wirral CH41 1FH

**Location:** Tower House occupies a prominent corner position at Twelve Quays, opposite Egerton House, on the A554, which links Birkenhead to the M53 motorway via the A5139 and A41.



**Description:** A modern office development constructed to a high standard providing flexible layouts and an efficient working environment. The unit comprises both ground and first floors offering 241.62m<sup>2</sup> (2601 ft<sup>2</sup>) of high quality space. The property has the benefit of 11 allocated carpark spaces.

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### ACCOMMODATION

Ground Floor Offices (116.78m<sup>2</sup>) (1257ft<sup>2</sup>)  
First Floor Offices (124.86m<sup>2</sup>) (1344ft<sup>2</sup>)  
Kitchen and WC Facilities

### RENTAL PRICE

£28,650 pa

### TENURE

The unit is available by way of a new full repairing and insuring lease the length of which is negotiable with the ingoing tenant responsible for the landlords legal costs.

### RATES

The rates payable for year 2010/2011 are £5,832. This figure may be subject to transitional relief or small business relief.

### VAT

All price and rents quoted are exclusive of VAT.

### VIEWING

Strictly by arrangement with the agents office. Contact Jason Wadson  
jxw@smithandsons.net