

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 241.62m² (2601 ft²) of high quality space. The property has the benefit of 11 allocated carpark spaces.



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ACCOMMODATION

Ground Floor Offices (116.78m²) (1257ft²) First Floor Offices (124.86m²) (1344ft²) 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 Wadeson jxw@smithandsons.net

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