

Office

TO LET

61 Hamilton Square, Birkenhead, Wirral CH41 5AT

Location: The premises overlook the picturesque gardens of Hamilton Square, in Wirrals commercial centre. Hamilton Square Merseyrail Station is within two minutes walk - as are stops for the major bus routes. 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.



Description: The premises are a Grade 1 listed building which has been refurbished to a good standard. The building is available as a whole - 271.64 m² (2924 ft²). Parking is also available.

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ACCOMMODATION

Basement (63.91m²) (688ft²)
Ground Floor Offices (52.49m²) (565ft²)
First Floor Offices (65.58m²) (706ft²)
Second Floor Offices (49.98m²) (538ft²)
Third Floor Offices (39.29m²) (423ft²)

RENTAL PRICE

£19,750 pa

RATES

To be assessed.

LEGAL COSTS

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

VAT

All price and rents quoted are exclusive of VAT.

VIEWING

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