



TO LET

OFFICE SPACE

Office Suites, Stone Marine Business Park, Dock Road, Wallasey, CH41 1DT

LOCATION

- FROM 434 – 779 SQ.FT.
- NEWLY REFURBISHED
- SECURE OFFICE BUILDING
- PARKING INCLUDED
- 24 HOUR MANNED SECURITY
- ALL INCLUSIVE RENTS

Stone Marine Business Park is located in Birkenhead and is accessed by Dock Road, just off the A59 connecting to Liverpool Wallasey Tunnel, and the M53 to Chester and wider motorway networks. Liverpool (3.5 miles), Chester (23.5 miles), Manchester (53.5 miles).

The site benefits from a bus stop located directly outside the main entrance, and is also easily accessed by Hamilton Square Merseyrail Station (1.5 miles).

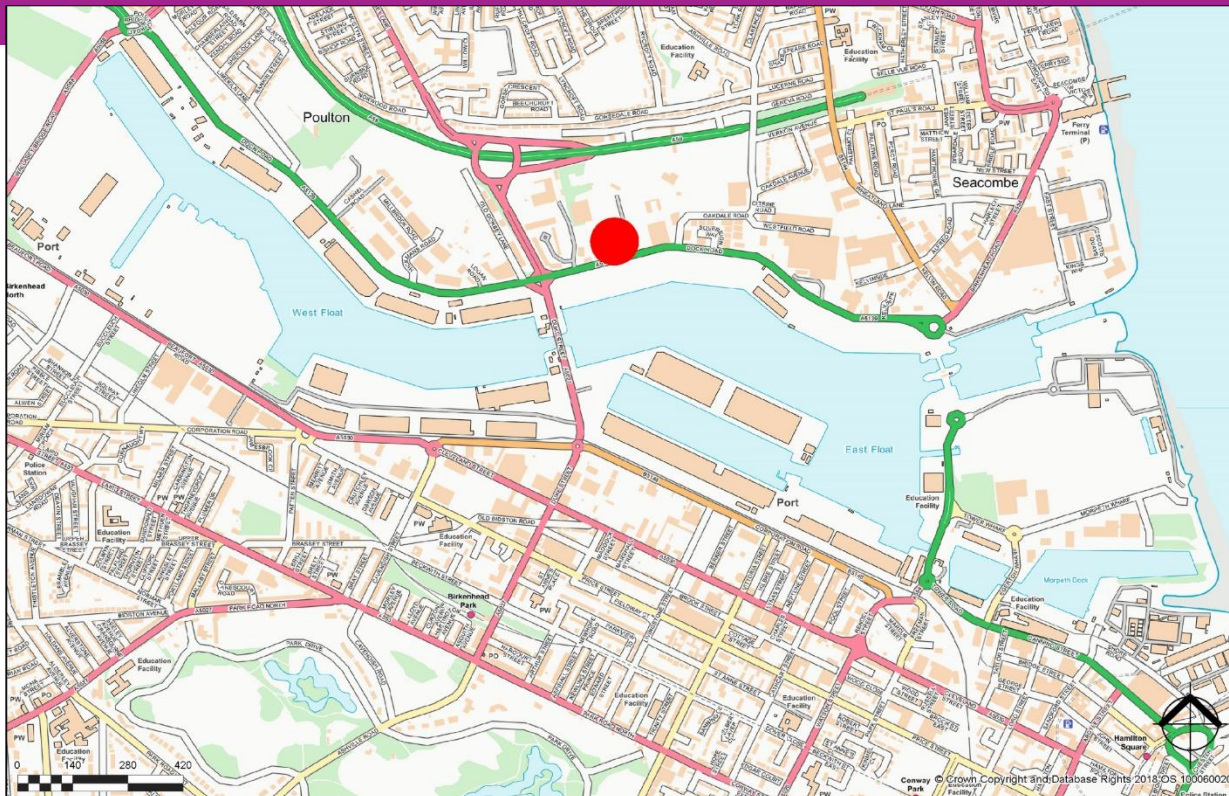
**mason
owen...**

property consultants

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Description

The office accommodation benefits from a modern shared entrance and reception area, with a buzzer system and key fob entry. The suite located on the first floor has 3 sided natural light from the double glazed windows.

The Suites have been recently refurbished to include, suspended ceilings incorporating recessed LED lighting, new double glazed windows and new carpets throughout.

All suites benefit from wall-mounted gas fired central heating.

The suites would suit any small business occupier looking for secure and all-inclusive accommodation.

Terms

Available by way of a new lease on terms to be agreed with a minimum term of 12 months.

Availability

Suite	Floor	Rent pcm.	Size (sq. ft.)
2	First	£545	434
3	First	£975	779

Rates

Subject to Small Business Rates qualification, no Rates are payable on these premises. Although, interested parties are strongly advised to contact Wirral Council on 0151 606 2000 for further information.

VAT

All rents, costs and outgoings are quoted exclusive of but may be subject to Vat payable in addition at the prevailing rate.

All rates are inclusive of:

- HEATING
- LIGHTING
- CLEANING OF COMMON AREAS
- WATER
- GAS
- ELECTRICITY
- SERVICE CHARGE
- RATES
- INSURANCE
- 24 HOUR MANNED SECURITY

The above is not to be relied upon and any prospective tenant should make their own enquiries.

EPC

E125

Legal Costs

Each party to be responsible for their own legal costs





SUITE 2



SUITE 2

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



SUITE 3



SUITE 3

Further Information

Strictly through the agent:

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