

# TO LET

# **OFFICE SPACE**

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

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

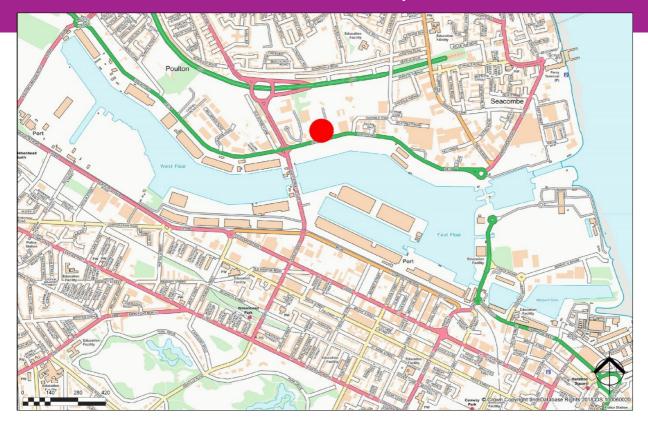
#### LOCATION

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).



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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 | Size      |
|-------|-------|------|-----------|
|       |       | pcm. | (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





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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.

### **Further Information**

## Strictly through the agent:

Mark Coulthurst

- t. 0151 242 3123
- m. 07767 685 598
- e. mark.coulthurst@masonowen.com

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