

## Office

Market Wells, Price Street, Birkenhead CH41 6HA



### Description

The property comprises modern partitioned offices on the second floor totalling 314.29 m<sup>2</sup> (3383 ft<sup>2</sup>). They provide self contained accommodation with toilets and kitchen facilities and fitted with suspended ceilings, category 2 lighting, electric heaters and are served by a lift. There is allocated car parking with the offices.

### Location

Situated in the commercial centre of Birkenhead, a short distance from Hamilton Square. The premises are in attractive surroundings having excellent access to Wirral and Liverpool via the A41 Dock Link Road to the M53 Motorway, Ferries and the Mersey Underground road tunnels as well as being a short distance from 3 train stations.

# Market Wells, Price Street, Birkenhead CH41 6HA

## Rental Price

£25,000 per annum

## Tenure

The offices are available on a new FR&I lease, the length of which is negotiable

## Accommodation

Office 1	25.73m <sup>2</sup>	277ft <sup>2</sup>
Office 2	12.91m <sup>2</sup>	139ft <sup>2</sup>
Office 3	11.79m <sup>2</sup>	127ft <sup>2</sup>
Office 4	23.78m <sup>2</sup>	256ft <sup>2</sup>
Office 5	25.91m <sup>2</sup>	279ft <sup>2</sup>
Office 6	26.47m <sup>2</sup>	285ft <sup>2</sup>
Office 7	26.84m <sup>2</sup>	289ft <sup>2</sup>
Office 8	46.54m <sup>2</sup>	501ft <sup>2</sup>
Office 9	43.47m <sup>2</sup>	468ft <sup>2</sup>
Office 10	21.18m <sup>2</sup>	228ft <sup>2</sup>
Office 11	3010m <sup>2</sup>	324ft <sup>2</sup>

## Rating Assessment

Yet to be assessed	
--------------------	--

Kitchen W.C. Facilities

## Legal Costs

Each party will be responsible for their own legal costs in the preparation of the lease and counterpart.

## VAT Statement

All prices and rents quoted are exclusive of VAT

Strictly by arrangement with agents office. Contact



### Jason Wadeson

Commercial Agency / Management

E: [jxw@smithandsons.net](mailto:jxw@smithandsons.net)

T: 0151 647 9272

0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.