

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
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**TO LET**

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Office

First Floor 13-21 Oxton Road, Birkenhead CH41 2QQ

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### Description

The premises comprise a series of recently refurbished office suites which are of a high standard. Viewing is strongly recommended

### Location

The premises are situated above a well established parade of commercial shops close to Charing Cross and the Pyramid Shopping Centre.

0151 647 9272

# First Floor 13-21 Oxton Road, Birkenhead CH41 2QQ

## Rental Price

£600 - £8,300 p.a.

## Accommodation

Room 1	34.83m <sup>2</sup>	375ft <sup>2</sup>
Room 2 (Rooms 1 & 2 available together)	37.16m <sup>2</sup>	400ft <sup>2</sup>
Room 3 (will divide)	153.29m <sup>2</sup>	1650ft <sup>2</sup>
Room 4 (may divide)	154.21m <sup>2</sup>	1660ft <sup>2</sup>
Room 5 (office inc electric)	14.86m <sup>2</sup>	160ft <sup>2</sup>
Room 6 (store inc electric)	11.14m <sup>2</sup>	120ft <sup>2</sup>

Costs included within the annual charge : rent, first floor main building service charge, first floor service costs, first floor communal cleaning, fire alarm & emergency lighting services repairs and maintenance, first floor repairs and maintenance, communal electric, exterior building lighting, gas fired thermostatically controlled central heating system, fully carpeted, fully double glazed, security.

## Legal Costs

The ingoing tenants to be responsible for our clients reasonable legal costs incurred in the preparation of the lease and counterpart.

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

The premises are available by way of a new lease, the length of which is negotiable.

## Rating Assessment

To be Assessed	
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## Other Info

Room 1 : £1,900 per annum  
Room 2 : £2,000 per annum  
Room 3 : £8,250 per annum  
Room 4 : £8,300 per annum  
Room 5 : £1,600 per annum  
Room 6 : £ 600 per annum

Strictly by arrangement with Agents . Contact :



### Jason Wadeson

Commercial Agency / Management

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

T: 0151 647 9272

0151 647 9272

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