

MERSEY WHARF

BUSINESS PARK

**VICTORIA HOUSE, DOCK ROAD SOUTH,
BROMBOROUGH, WIRRAL CH62 4SU**

**FEATURE OFFICE SPACE WITH EXCELLENT PARKING PROVISION
3,669 SQ FT - 16,130 SQ FT**



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CHARTERED SURVEYORS
0151 252 1144
www.legatowen.co.uk

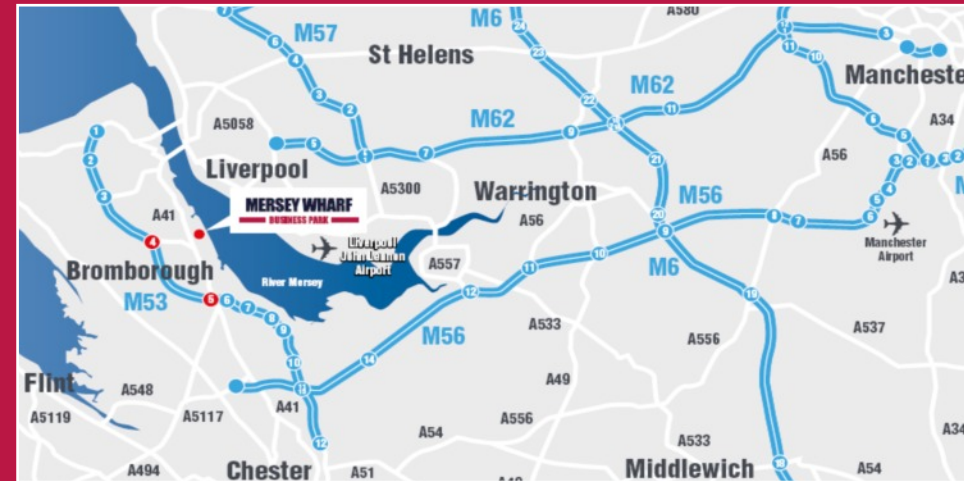
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LOCATION

The property is located in Bromborough, Wirral in the heart of the well established Wirral International Business Park. The site is accessed directly off Dock Road South, close to the A41 which allows direct access to Junction 5 of the M53 providing access to the M56 and national motorway network. The A41 also provides direct links into Liverpool via the Kingsway Tunnel.



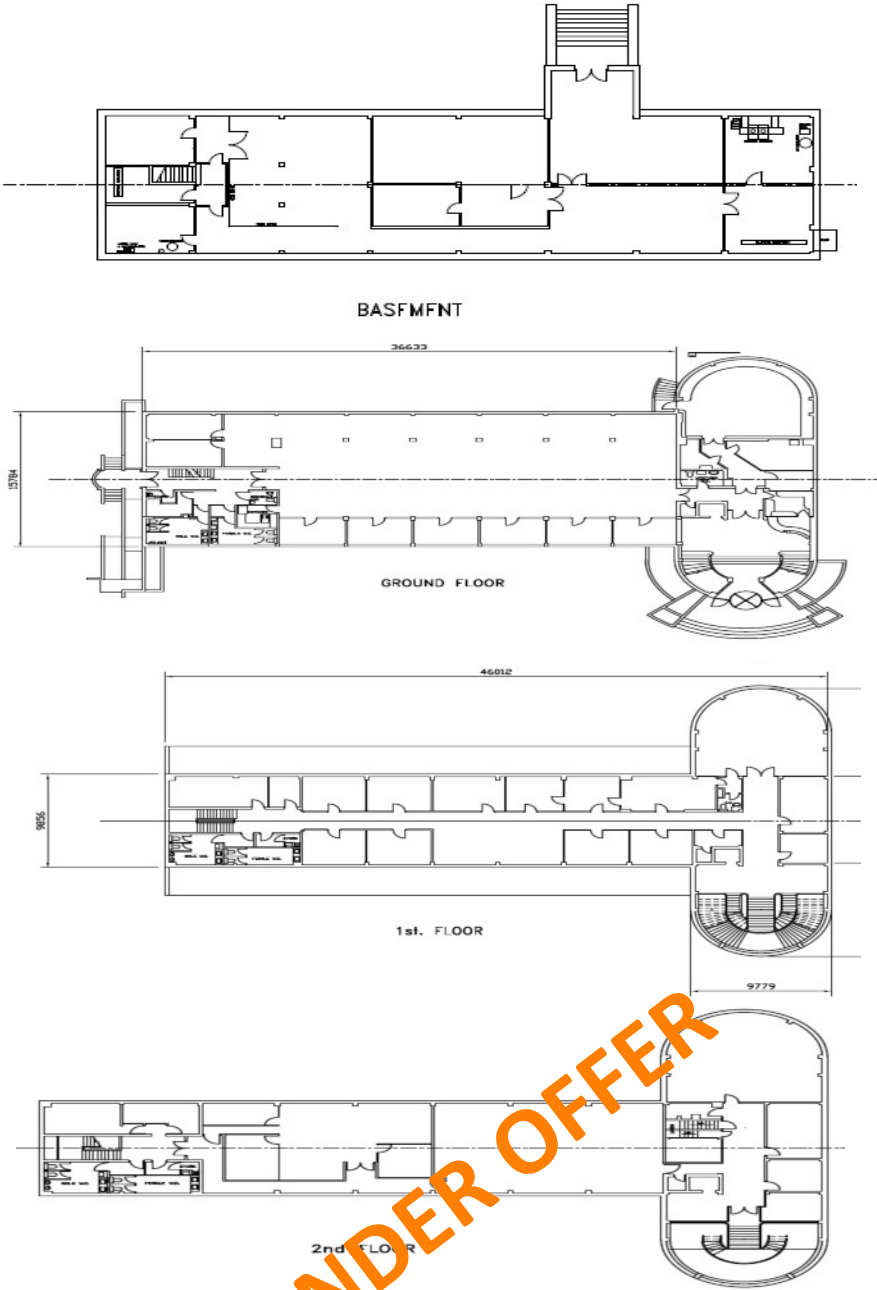
ACCOMMODATION

Victoria House comprises a detached feature office building with the following net internal areas:

FLOOR	SQ FT	SQ M
Basement	2,925	272
Ground Floor	5,705	530
First Floor	3,669	341
Second Floor	3,831	356
Total	16,130	1,499

DESCRIPTION

- Feature Detached Office Building
- 3 Storeys with Basement
- Fully fitted serviced site accommodation
- Available on a floor by floor basis
- Cat 5 Cabling
- W/C and Canteen / Kitchen Facilities
- Excellent Parking Provision
- Dedicated Internet provider
- Secure gated site
- Views of the river Mersey



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TERMS

The premises are available by way of a new lease for a term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

EPC's are available on request

RENT

On application.

RATES

The accommodation will be subject to reassessment for rating purposes.

SERVICE CHARGE

A service charge is payable for the upkeep of the common areas.

VIEWINGS

Strictly by appointment with the sole agents Legat Owen:

Mark Diaper
markdiaper@legatowen.co.uk

Will Sadler
willsadler@legatowen.co.uk



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Photographs taken Feb 2013

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SUBJECT TO CONTRACT