

Offices

TO LET

49 HAMILTON SQUARE, BIRKENHEAD CH41 5AR

Location : The premises overlook the picturesque gardens of Hamilton Square in Wirral's commercial centre. Hamilton Square Merseyrail Station is within two minutes walk, as are stops for the major bus routes. Hamilton Square also benefits from excellent road access via the A41 Dock Link Road to the M53 Motorway and the Kingsway road tunnel to Liverpool.



Description : The premises are a Grade I Listed building and arranged over basement, ground, first, second and third floors, providing a total of 270.81m² (2,915 ft²). There are six parking spaces to the rear of the property in a gated car park. The property has gas central heating and is fully alarmed.

49 HAMILTON SQUARE, BIRKENHEAD CH41 5AR

Rental : £20,000 per annum

Accommodation :

Basement	49.79 m ²	536 ft ²
Ground Floor	55.09 m ²	593 ft ²
First floor	60.57 m ²	652 ft ²
Second Floor	48.77 m ²	525 ft ²
Third Floor	56.58 m ²	609 ft ²

Tenure

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

Legal Costs

Each party is responsible for their own legal costs

RATING ASSESSMENT

2018/2019 - R.V. £10,750

VAT STATEMENT

All prices and rentals quoted are exclusive of VAT

VIEWING : Strictly by arrangement with Agent.

Contact : Jason Wadson BSc(Hons) MSc FRICS

Email : jxw@smithandsons.net

Telephone : 0151 647 9272

www.smithandsons.net

51/52 Hamilton Square, Birkenhead, Wirral, CH41 5BN

Tel 0151 647 9272

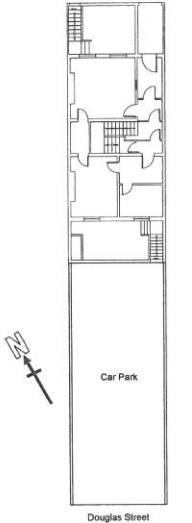
Fax 0151 650 1668

DX 17876 Birkenhead

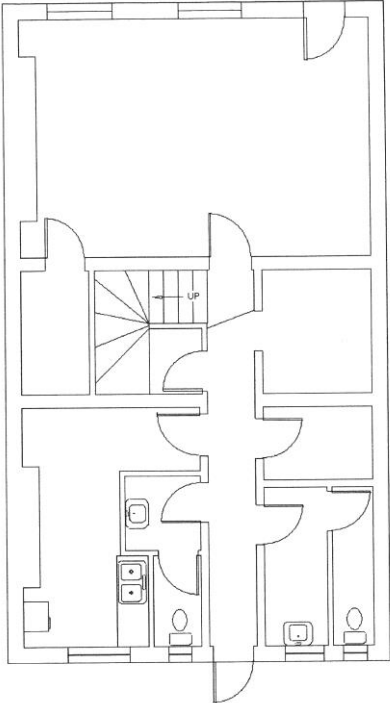
Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to 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.

49 HAMILTON SQUARE, BIRKENHEAD CH41 5AR

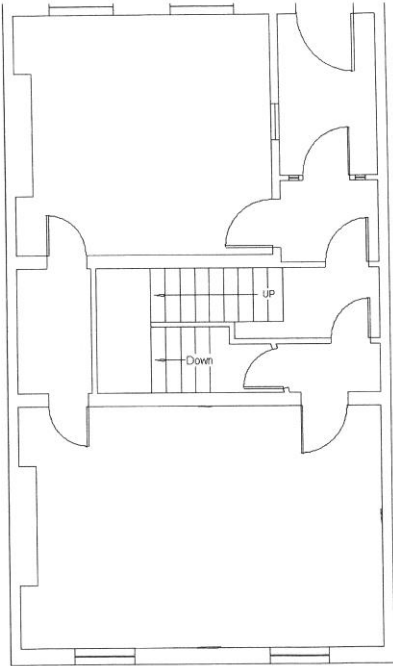
FLOOR PLANS



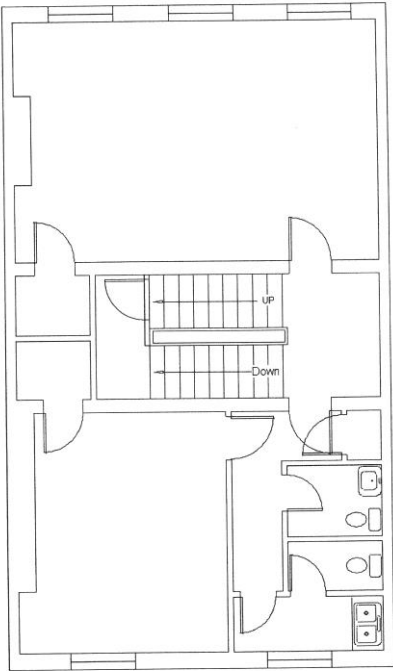
Site Layout 1 : 200



Basement 1 : 50



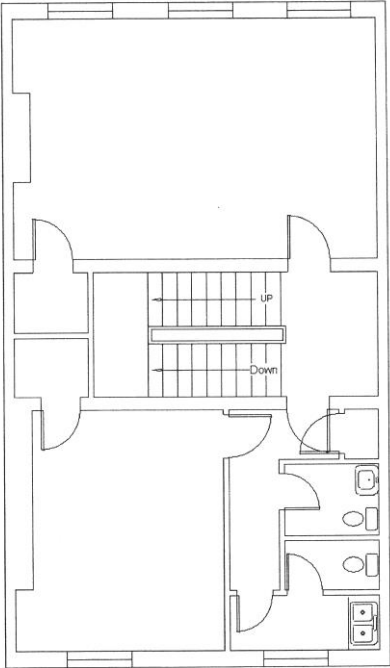
Ground Floor 1 : 50



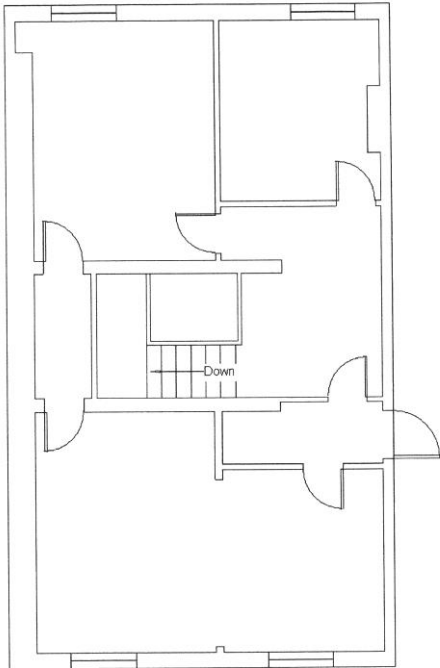
First Floor 1 : 50

49 HAMILTON SQUARE, BIRKENHEAD CH41 5AR

FLOOR PLANS



Second Floor 1 : 50



Third Floor 1 : 50

49 HAMILTON SQUARE, BIRKENHEAD CH41 5AR

