

## Office

Unit 5 The Workshops, Marcus Street, Birkenhead CH41 1EU



### Description

High quality ground and first floor offices totalling 70m<sup>2</sup> (753 ft<sup>2</sup>). The offices include kitchen point, w.c. facilities with category 2 lighting and cabling. The property also benefits from on site parking.

### Location

Located opposite Peel Holdings proposed development "Wirral Waters" the location benefits from excellent road access via the A41 Dock Link Road to the M53 Motorway and the Kingsway road tunnel to Liverpool, as well as good access to the rail and bus networks.

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## Rental Price

£6,000 per annum

## Accommodation

Ground Floor	35m <sup>2</sup>	376ft <sup>2</sup>
First Floor	35m <sup>2</sup>	376ft <sup>2</sup>

Kitchen point and w.c. facilities

## Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred in the preparation of the legal documentation.

## 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

This figure may be subject to transitional relief or small business relief.	Rateable Value 2019/2020 : £5,100
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Strictly by arrangement with the agent. Contact :



### Jason Wadeson

Commercial Agency / Management

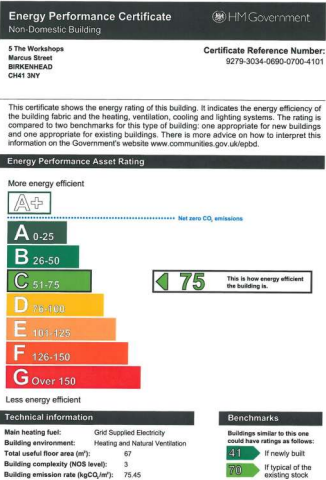
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**0151 647 9272**

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