



## Gateway House, New Chester Road, Bromborough, Wirral, CH62 3NX

Landmark office building in the heart of the Wirral.

Tenure	To Let
Available Size	480 to 10,000 sq ft / 44.59 to 929.03 sq m
Rent	£700 - £1,179 per month Starting from
EPC Rating	Upon Enquiry

### Key Points

- > Suspended ceilings
- > Full access raised floors
- > 2 x 12 person disabled access lifts
- > 124 car parking spaces

## Location

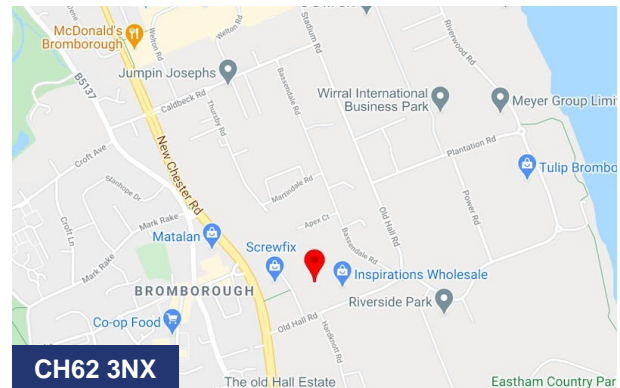
Gateway House fronts the A41 (New Chester Road) at the entrance to Wirral International Business Park. The Kingsway and Queensway tunnels provide direct access to Liverpool city centre 8 miles away with Chester laying 12 miles to the north and Birkenhead only 2 miles to the south. Bromborough Merseyrail Station, together with an extensive bus network, is within walking distance. The Birkenhead Docks and Port of Liverpool are 6 miles away.

The popular Croft Retail and Leisure park, which provides over half a million square feet of enticing amenities including a Marks & Spencer, Nando's, KFC, Costa Coffee, Boots, Dunelm, PureGym, Starbucks and Cheshire Oaks is within walking distance.

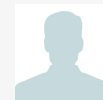
## Accommodation

First & second floor rents are inclusive of rent, service charge, buildings insurance, VAT is also payable. Business centre suite rents are inclusive of Security, CCTV, cleaning of communal areas, but exclude telephones, utilities, broadband and business rates. \*All-inclusive packages now exclude utilities.

Description	Size	Rent	Service Charge
G5	1,173 sq ft	£875 per month	£538 /month
F8	2,604 sq ft	£2,116 per month	£1,200 /month
S3	558 sq ft	£767 per month	£93 /month
S4	480 sq ft	£700 per month	£80 /month
S8	635 sq ft	£873 per month	£105 /month
S9	635 sq ft	£873 per month	£105 /month
S8-S9	1,270 sq ft	£1,744 per month	£211 /month



## Viewing & Further Information



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