

# VALLEY

BUSINESS PARK

VALLEY BUSINESS PARK, VALLEY ROAD, BIRKENHEAD,  
MERSEYSIDE, CH41 7BA

## REFURBISHED OFFICES TO LET OFFICE SUITES A C & D



FROM 2,164 - 7,341 SQ FT (201.04 - 682 SQ M)

ENTER >



## DESCRIPTION

3 office suites remain available to lease following a comprehensive refurbishment programme.

They form part of a wider business scheme which are situated within a secure estate that benefits from 24hr, barrier controlled security.

**Suite A** is at ground floor level and has an independant access and thus maybe suitable for office, trade counter or quasi retail uses.

**Suites C & D** are at first floor, accessed via a shared vestibule.

Suites can be taken individually or in combination and are immediately available to lease.

AVAILABLE IMMEDIATELY



VALLEY BUSINESS PARK,  
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Recently refurbished



Suites can be combined



Suspended ceilings with led lighting



Secure Estate with CCTV & 24hr Security



Extensive Parking



New Flexible FRI Lease



Available immediately



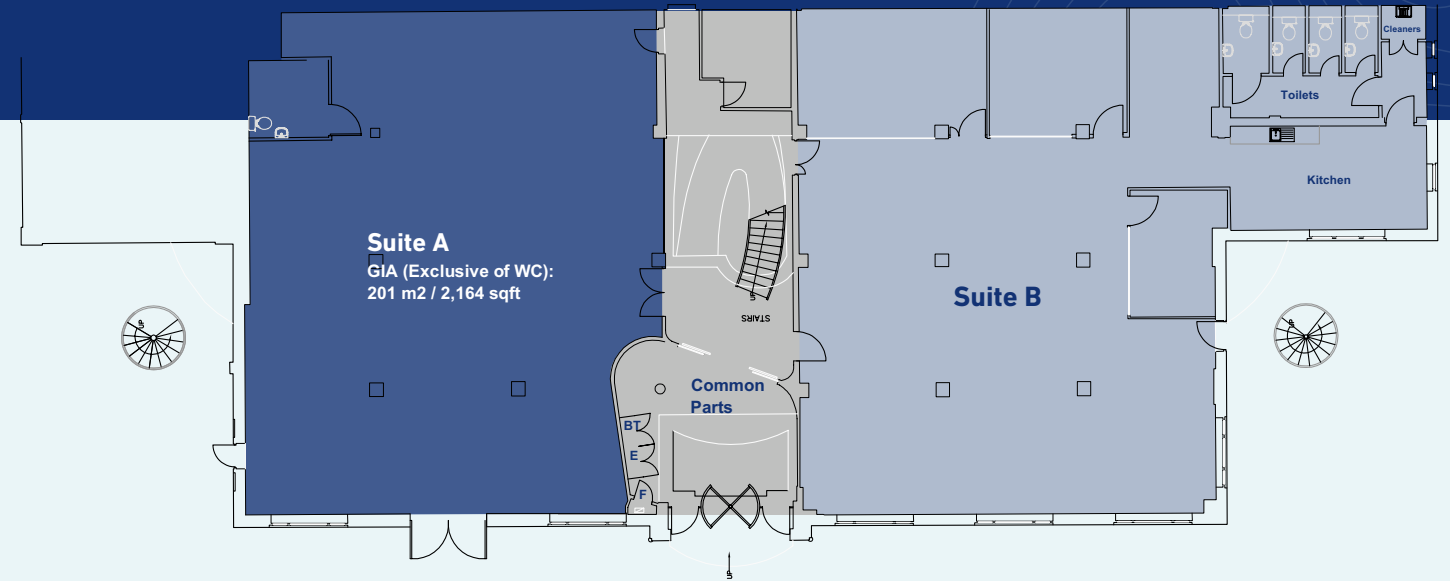
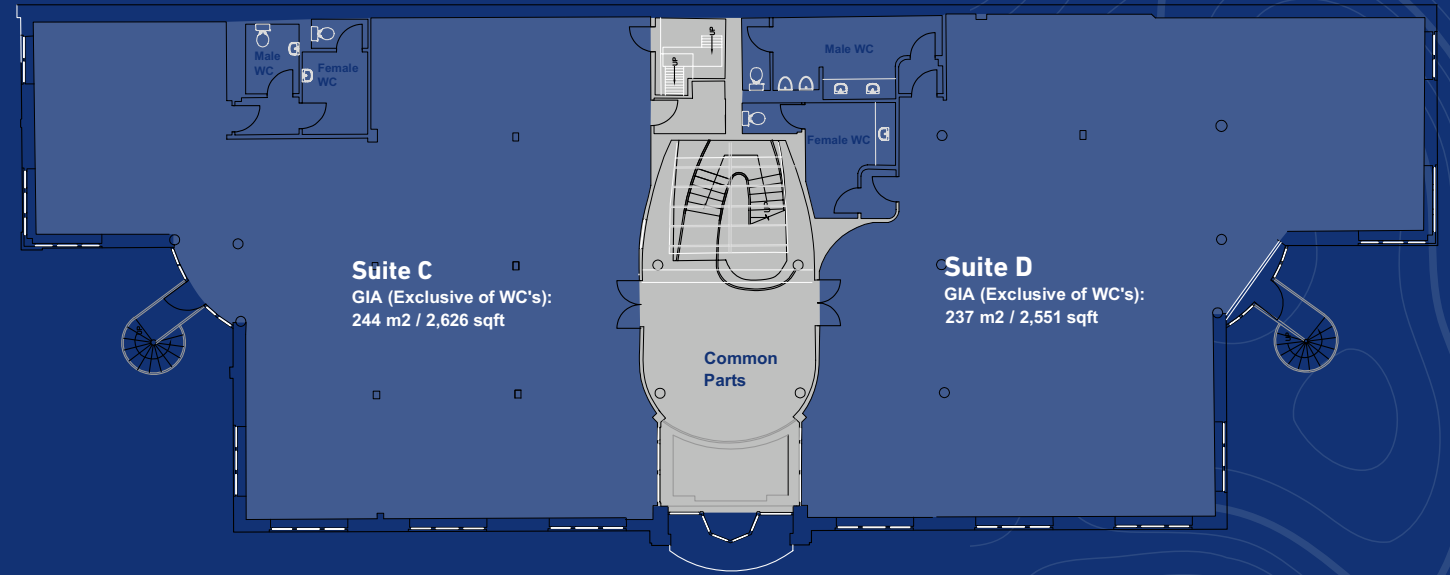
Barrier entry & security gatehouse

## SUITE A, C, & D

### ACCOMMODATION

Floor measurement on GIA basis.

Unit	Sq Ft	Sq M
Suite A (ground Floor)	2,164	201.04
Suite C (1st Floor left)	2,626	243.96
Suite D (1st Floor right)	2,551	236.99



HOME

DESCRIPTION

SUITES

GALLERY

LOCATION

AERIAL

FURTHER INFO

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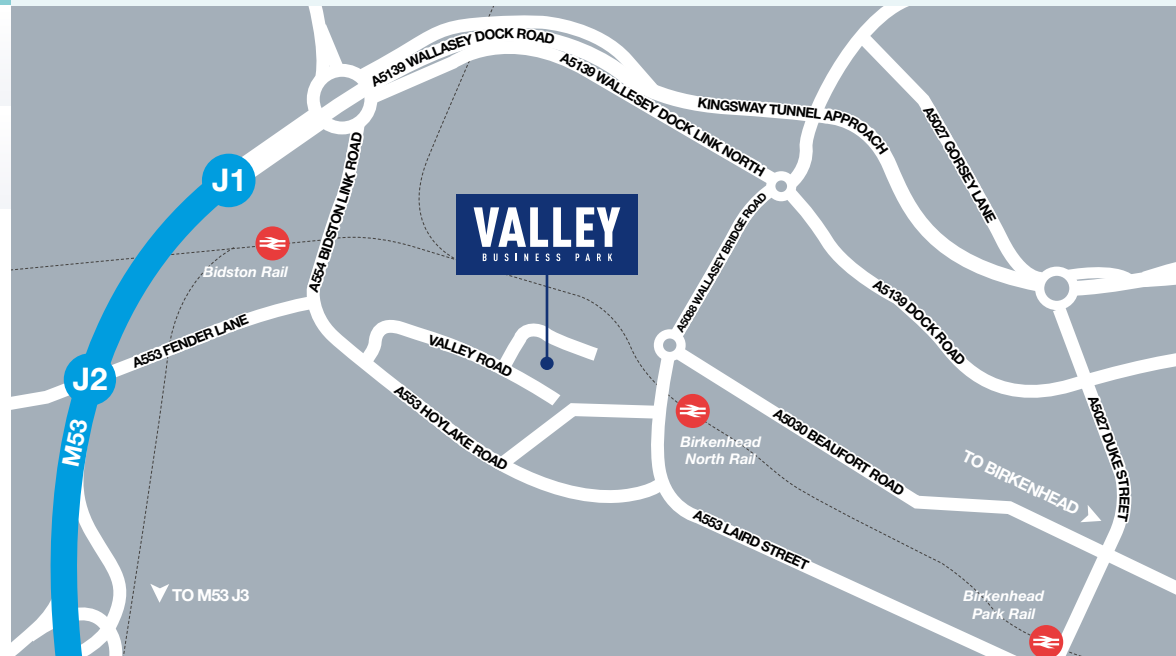
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## LOCATION

Valley Business Park is accessed off Valley Road, via Hoylake Road (A553), and lies just 1 mile (3 minutes' drive) from Junction 1 of the M53. The Business Park has excellent transport links with the M53 motorway providing a direct link to the M56, and the national motorway network beyond. The Kingsway and Queensway Mersey Tunnels provide easy, fast, access to Liverpool city centre to the north.

It also benefits from excellent public transport links to established bus routes & rail links, Bidston & Birkenhead North Merseyrail station is 5 minutes' walk, offering regular services to Liverpool & Chester where mainline stations serve the national motorway network. The estate is also located close to local amenities including the Junction 1 Retail Park with B&Q, Halfords, Bensons for Beds, and a Tesco superstore lies immediately to the rear of the property.



“EASY, FAST  
ACCESS TO  
LIVERPOOL  
CITY CENTRE”

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J10

M53

## JUNCTION 1 RETAIL PARK



WIRRAL TENNIS & SPORTS CENTRE

# VALLEY

BUSINESS PARK



AERIAL 1

AERIAL 2



# VALLEY

BUSINESS PARK

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AERIAL 1

AERIAL 2



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## FURTHER INFO

### TENURE

The office suites are available to lease on New FRI terms to be agreed.

Suites can be taken individually or in combination.

### SERVICE CHARGE

tbc

### BUILDING INSURANCE

tbc

### VIEWING

Please contact the joint agents Legat Owen or LM6.

#### Tony O'Keefe

tony.okeefe@lm6.co.uk  
07900 134 483

#### Rupert Chadwick-Dunbar

rupertchadwickdunbar@legatowen.co.uk  
07919 968086

#### Mark Diaper

markdiaper@legatowen.co.uk  
07734 711409



### ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is available on request.

### RATEABLE VALUE

The units are yet to be assessed by the Valuation Office.

Interested parties are requested to contact the local authority, Wirral BC

### LEGAL COSTS

Each party to responsible for their own costs in relation to any transaction.

### VAT

VAT will be payable at the prevailing rate.