



No2commercepark

A41 New Chester Road, Birkenhead CH41 9HP

TO LET

REFURBISHED OFFICES
2,205 - 4,410 SQ FT
(205 - 410 SQ M)



Prominent situation



Highly accessible via A41 trunk road



Modern DDA compliant building



Refurbished accommodation



20 on-site parking spaces



Potential for range of uses



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LOCATION

The property is situated in a highly prominent position on the easterly side of the New Chester Road (A41) at the junction with the Rock Ferry by-pass, less than one mile from Birkenhead Town Centre.

The A41 is the main arterial route from Birkenhead to Chester and North Wales. The M53 mid-Wirral motorway is approximately three miles from the property and the Birkenhead tunnel, providing access to Liverpool City Centre, is within one mile.



DESCRIPTION

The property comprises a semi detached office building with on-site car parking.

The accommodation is arranged on ground and first floors accessed by an entrance approached directly from the car park.

The building has the following specification:

- Carpeting
- Suspended ceilings with recessed LG3 lighting
- Double glazed windows
- Electric security shutters
- Gas central heating
- Disabled platform lift
- Three compartment perimeter trunking
- Male/Female and Disabled WCs

ACCOMMODATION

The property has the following net internal floor areas:

	sq ft	sq m
Ground Floor	2,205	205
First Floor	2,205	205
Total	4,410	410

PLANNING

The building has planning consent for Class E (Commercial, Business and Service). Planning permission has also been granted for a change of use to B8 (Storage & Distribution) but not yet implemented. The building is therefore potentially suitable for a range of uses, subject to consents.

EPC

Rating C75. Certificate available on request.



TERMS

Available to let as a whole at a rent from £8.50 per sq ft per annum exclusive on a new FRI lease. The landlord will give consideration to leasing on a floor by floor basis.

SERVICE CHARGE

A service charge will be levied for the maintenance of the estate and common areas.

VAT

All prices, rents and charges are subject to VAT in addition.

FURTHER INFORMATION

For further information and current availability please contact the joint letting agents:

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Misdescription Act

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