

# FOR LEASE

PRICE STREET BUSINESS CENTRE  
PRICE STREET  
BIRKENHEAD  
CH41 4JQ

- WOULD SUIT VARIOUS BUSINESSES
- OFFICE/ STORAGE/ BUSINESS UNITS
- VARIOUS SIZES AVAILABLE
- CAR PARKING ON SITE
- VIEWING ESSENTIAL

RENT: ON APPLICATION



**Duxburys**  
Commercial

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# PRICE STREET, BIRKENHEAD

## DESCRIPTION

Price Street Business Centre a well configured business centre arranged over ground and first floors around a central covered atrium area to provide a mixture light industrial / workshops units and offices suites.

The centre has been arranged into 60 self-contained units and a café serving the centre. The building is of traditional brick construction with predominately brick elevations under part pitched and flat roofs. Externally the property provides a secure gated perimeter and ample parking for approx. 50 vehicles with associated loading areas to services the units.

The main building provides a dedicated manned reception for the entire site. The building has been well maintained providing a good working environment for small businesses with all units being separately metered. The upper floor has both stair and lift access which can be used for both passengers and goods. There may be potential to convert some of the office suits on the upper floors into workshops units at a future date. W/Cs are provided within the common areas.

## LOCATION

Birkenhead is the principal town on the Wirral peninsula, on the west bank of the Mersey, facing the city of Liverpool.

Birkenhead has a direct train service linking with Liverpool Lime Street (16 mins) and has a direct Ferry link with both Belfast and Douglas. The town is the focus of major regeneration plans including both the town centre and waterfront areas.

Price Street Business Centre (PSBC) is located immediately to the West of Birkenhead town centre along Price Street and to the south of the proposed Wirral Waters regeneration masterplan. Price Street is the main focal point for commercial activities in Birkenhead and benefits with direct access to the Queensway tunnel via the A5027 Duke Street linking to Liverpool.

Birkenhead Park Station (Mersey Rail) is situated immediately to the south of the property also access via Duke Street. The M53 Motorway is accessed via A552 which provides access to the wider Wirral area and the M56 motorway.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

## ADDITIONAL PHOTOS

Can be seen to the back page of this brochure.

## VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

### Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

## LEASE/LLEGAL FEES

A new effective FRI lease is available with terms to be negotiated. Each party is responsible for their own legal costs.

## EPC

A copy of the EPC Certificate is available upon request.

## RATEABLE VALUE

To be confirmed.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



## BIRKENHEAD AVAILABILITY LIST

LOCATION	PROPERTY TYPE	UNIT NUMBER	SQ. FT.	SQ. M.
Birkenhead	Office	Unit 22B	220	20.44
Birkenhead	Office	Unit 28A	1,056	98.10
Birkenhead	Office	Unit 29	1,050	97.55
Birkenhead	Office	Unit 30	732	68.00
Birkenhead	Office	Unit 33	360	33.44
Birkenhead	Office	Unit 36A	154	14.31
Birkenhead	Office	Unit 37	861	79.99
Birkenhead	Office	Unit 39	960	89.19
Birkenhead	Office	Unit 4	344	31.96
Birkenhead	Office	Unit 43	716	66.52
Birkenhead	Office	Unit 46	775	72.00
Birkenhead	Office	Unit 47	775	72.00
Birkenhead	Office	Unit 5A	1,238	115.01
Birkenhead	Industrial	Unit 8	2,640	245.26



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