



**Available from £19,950 Per Annum**  
18-22 Hamilton Street  
Wirral | Birkenhead | CH41 1AL

PROPERTY  
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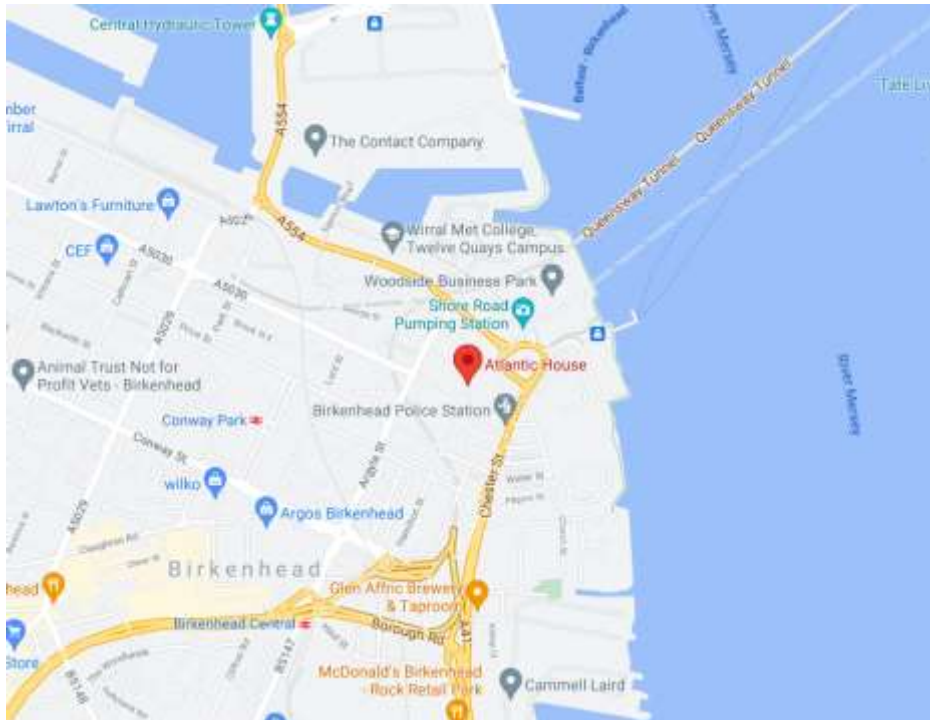
SALES ▪ LETTINGS ▪ COMMERCIAL ▪ LAND

## DESCRIPTION

Within a modern office building, we have available three separate floors providing open plan accommodation extending up to 265.88 SQ M (2862 SQ FT).

The building has been refurbished to a high standard. It includes a DDA compliant entrance and lift.

### Location:





## SUMMARY

The accommodation is available on a floor by floor basis.

All floors have perimeter trunking, gas central heating and are double glazed. The suites are carpeted and ready for immediate occupation.

There is also on-site parking for 32 vehicles.

Atlantic House is located adjacent to Hamilton Square Train Station and has excellent access to Liverpool, and the rest of the Wirral via rail, ferry, The Queensway tunnel and M53 link road.

There is an annual service charge to cover the cost of cleaning and maintenance of the common and external areas.

### Accommodation

First floor 264.77m<sup>2</sup> / 2850ft<sup>2</sup> - £19,950 Per Annum

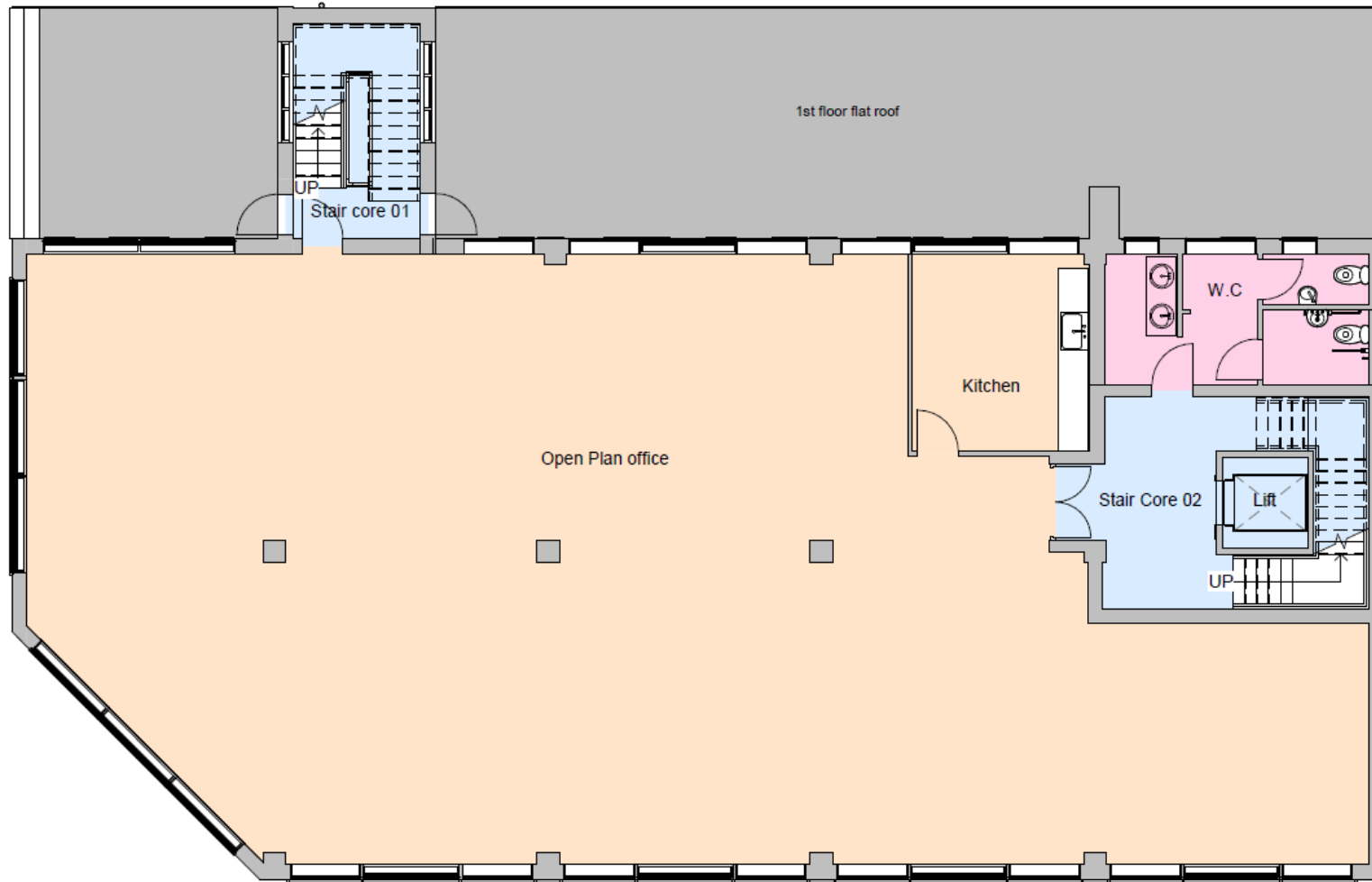
Second floor 264.77m<sup>2</sup> / 2850ft<sup>2</sup> - £19,950 Per Annum

Third floor 265.88m<sup>2</sup> / 2862ft<sup>2</sup> - £20,034 Per Annum



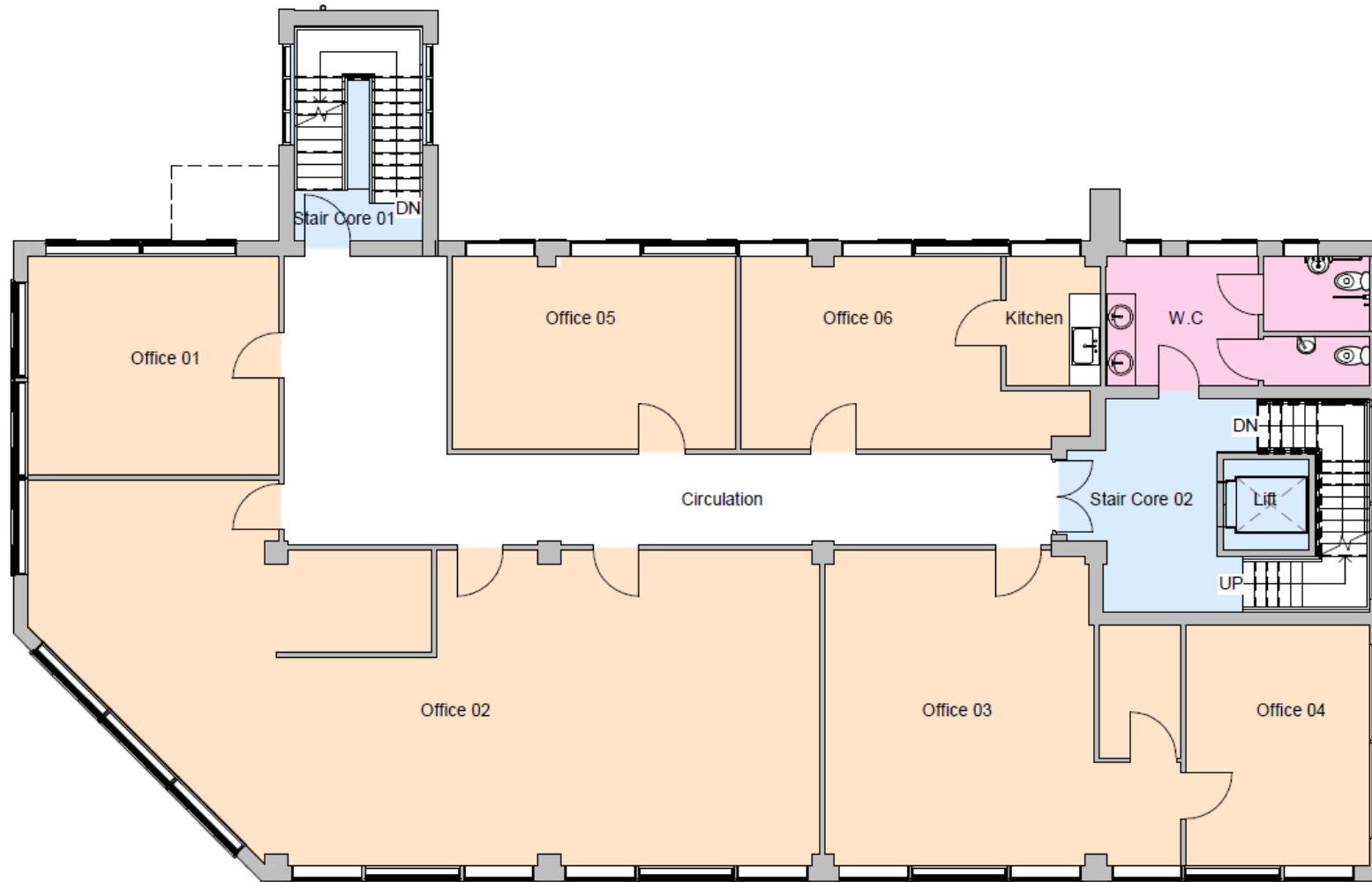


# FIRST FLOOR



EXISTING FIRST FLOOR PLAN  
SCALE 1:200

# SECOND FLOOR



EXISTING SECOND FLOOR PLAN  
SCALE 1:200



# THIRD FLOOR



EXISTING THIRD FLOOR PLAN  
SCALE 1:200