



Brimstage Road, Wirral, CH63 6JA

£6,252 P.A

*** Commercial Office Space - Sought After Brimstage Hall - Available Now ***

Hewitt Adams is delighted to offer TO LET this charming Office space in Brimstage Hall, Wirral.

The office space is located on the top floor of Brimstage Hall, and offers two excellent sized rooms, as well as a communal kitchen, male and female toilets and ample parking.

This characterful and unique space, would suit a variety of uses and is available immediately.

Unfurnished, Available Now, EPC 78D

Rent & Additional Fees

Rent: £6252 is inclusive of VAT

Service Charge : £2640 inclusive of VAT per annum, and payable monthly in advance. This charge covers maintaining and repairing the sewage disposal unit and maintenance of common facilities, car parks, roadways, grounds and insurance of the building, additionally this charge includes electricity, water and heating. The service charge is subject to an annual review.

Deposit - Equivalent to 5 weeks rent inclusive of VAT

Communal Entrance

Timber door leading to a communal foyer.

Entrance

The office space is located on the top floor, there is a good sized landing which has room 1 and 2 either side.

Room 1

17'4x15'9 (5.28mx4.80m)

Single glazed window to rear elevation with views of Brimstage Courtyard, wooden flooring, decretive fire place.

Room 2

16'2x10'10 (4.93mx3.30m)

Single glazed window to front elevation with views of the communal gardens, wooden flooring, decretive fire place.

Communal Kitchen

This is shared with the two other businesses in the building.

WC

There is a separate male and female toilet, which is shared with the other businesses in the building.

Parking

This is subject to availability, spaces are not allocated but there is ample parking both directly outside the hall and car park for the courtyard.

