

On Behalf of the Liquidators of M.B.E Construction Limited

UNITS 1-4 PRIORY MEWS | MONKS FERRY, BIRKENHEAD, CH41 5AZ



For Sale | 2,931 Sq Ft Modern Office with 14 Parking Spaces



Sanderson
Weatherall

Summary

- Modern two storey office building
- Sub-divided into two office suites
- Ideal investment opportunity
- Well established office park
- Benefits from 14 parking spaces
- First floor suite recently refurbished

Description

Constructed circa 2000, the property provides a two storey, modern brick and blockwork construction beneath a pitched tiled roof. Internally, the property is split into two ground floor suites with a central staircase leading to the first floor office. Access is via a large block paved secured car park to the east of the property.

Part of the ground floor suite has been used for storage purposes and benefits from perimeter trunking, carpeted floors and lowered ceiling with LED lighting. There is also a disabled WC to the rear together with a kitchen area with fitted cupboards and stainless steel sink and drainer. The suite has a separate access to the front of the building and is self-contained

The first floor office is accessed via a staircase leading to the open plan office area. The offices have recently been refurbished to a good standard and provide a mix of open plan office space, conference room and smaller private offices as well as a reception area, kitchen and ladies and gents WC's.

The office benefits from wood effect floor coverings throughout, plastered and painted walls, lowered ceilings with diffused LED lighting, perimeter trunking, air conditioning and a gas fired central heating system serving wall mounted radiators.

The suite has a modern reception area and fitted kitchen with tiled splashback. Adjacent to the reception area, and overlooking the car park, is a large conference room with tinted glazed partitioning and spot lighting with separate air conditioning unit.



Accommodation

| Description | NIA Area | |
|-----------------------|---------------|--------------|
| | Sq M | Sq Ft |
| Ground Floor LH Suite | 70.52 | 759 |
| Ground Floor RH Suite | 57.68 | 621 |
| First Floor Suite | 144.10 | 1,551 |
| Total | 272.30 | 2,931 |

Location

The property is located on an established out of town business location, Priory Mews in Birkenhead, close to the River Mersey in the borough of Merseyside. Priory Mews is accessed from the A41 Wirral Circular Trail which connects with the M53 at Hooton and also provides access nearby to the Queensway Tunnel and Ferry Terminals close to the centre of Liverpool.

Liverpool is a city on the west coast of the Northwest of England and is well known for the large historic port on the eastern side of the Mersey Estuary and adjacent to the Irish Sea. It benefits from good transportation links with the M56 and M62 Motorways which provide access to the national motorway network.

EPC

A full copy of the EPC's are available upon request.

Business Rates

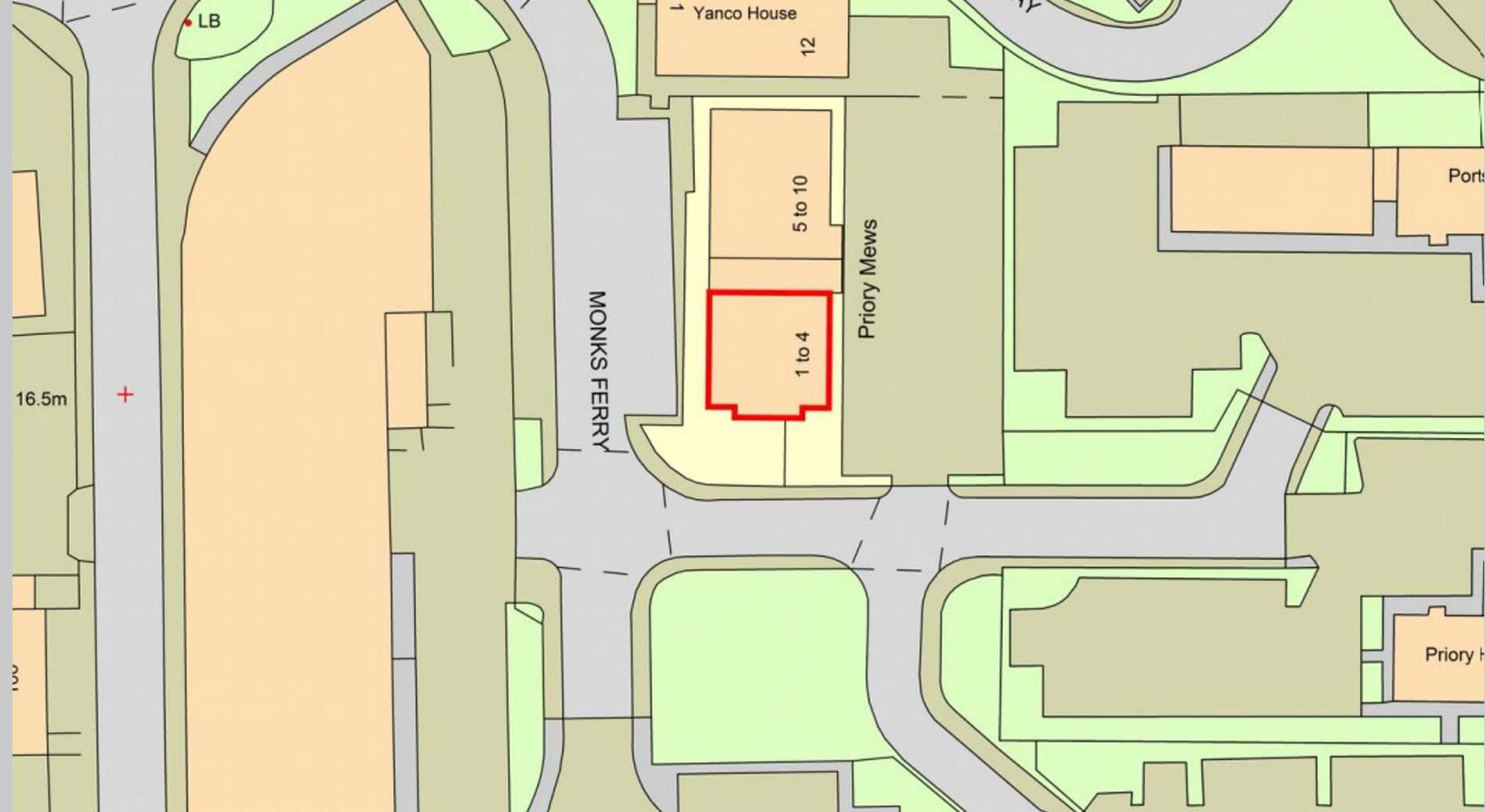
The property is assessed within the 2023 Rating List as 'Offices and Premises' with a Rateable Value of £33,250.

Tenure

The property is held Long Leasehold under Land Registry Title Number MS430708 with expiry due on 15 March 2246.

Guide Price

Offers are invited in the region of £365,000.
VAT may be applicable at the prevailing rate



Further Information

VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.

FOR FURTHER INFORMATION PLEASE CONTACT:



**Sanderson
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