



Constables
SALES & LETTINGS

Carlett Boulevard Eastham, Wirral

£1,600 Per Month

Available to let this double storey commercial premises situated in a prime location near to the busy town of Bromborough Wirral and near to the A41 and M53 motorway.

The accommodation extends to approx. 1400 square feet (130 square meters) comprising foyer and two offices on the ground floor. On the first floor there are two more larger office spaces, a kitchen and toilet facilities.

Parking is available by separate agreement,

The property is available immediately by way of new lease. Viewing strictly by appointment.





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- Double Storey Office Building
- Available Immediately
- Available by way of new lease
- Close to Bromborough, A41 & M53 Motorway
- EPC: To follow
- Viewing Strictly by Appointment
- Approx 1400 sq ft (130 sq m)
- Current Use Classification: E

General

A double storey office building extending to approximately 1400 sq ft (130 sq m). The property is set back from the road and accessed through secure double gates. There is a parking area (by arrangement). The development contains two other buildings occupied as a clinic and clothing brand. Current use classification is E.

EPC

To Follow

Parking

Car Park Reserved for other premises on the site. Parking by agreement, terms to be negotiated.

Rent

£1600 per month (£19,200 per annum)

VAT

All figures quoted are exclusive of VAT,

Lease

The property is available by way of new lease. Terms of which to be negotiated. Tenant will be responsible for utilities and internal repairs and insurance.

Business Rates

2026/27 rates payable to be confirmed. Small business rates relief may be available. Tenants should make their own enquiries regarding rates before committing to a lease.

Accommodation

Foyer

22'1" x 7'9" extending to 9'1" (6.74m x 2.38m extending to 2.77m)

Office One

11'0" x 13'7" (3.37m x 4.15m)

Office Two

10'8" x 14'11" (3.26m x 4.57m)

First Floor Landing

Office Three

27'54'9"2" max x 13'6" excluding stairwell (8397m max x 4.14m excluding stairwell)

Office Four

22'1" x 13'8" (6.75m x 4.17m)

Kitchen

8'1" x 9'6" (2.48m x 2.91m)

Inner Hall

7'8" x 6'5" (2.36m x 1.98m)

W.C.

5'6" x 3'2" (1.68m x 0.98m)

W.C.

5'6" x 6'2" (1.68m x 1.88m)

Location

The premises is located a short

distance from the busy town of Bromborough, Wirral. Bromborough has a number of shops, restaurants and bars, doctor and dentist surgeries and a retail park. There is a train station within walking distance and the national motorway network is accessible via the A41 which links to the M53 motorway.

Approximate distance:

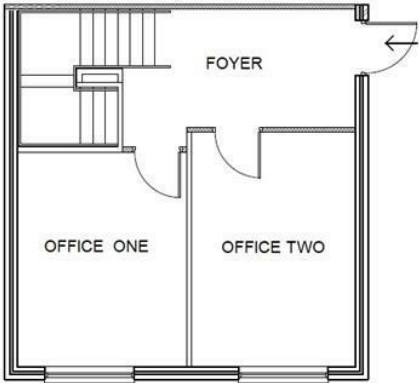
Chester: 14 miles. Liverpool: 7 miles. Manchester: 43 miles.



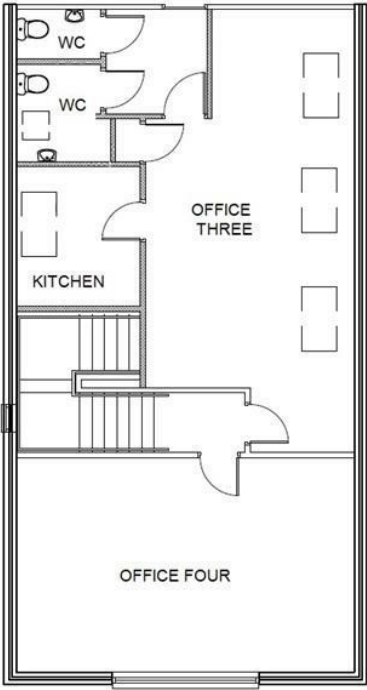


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



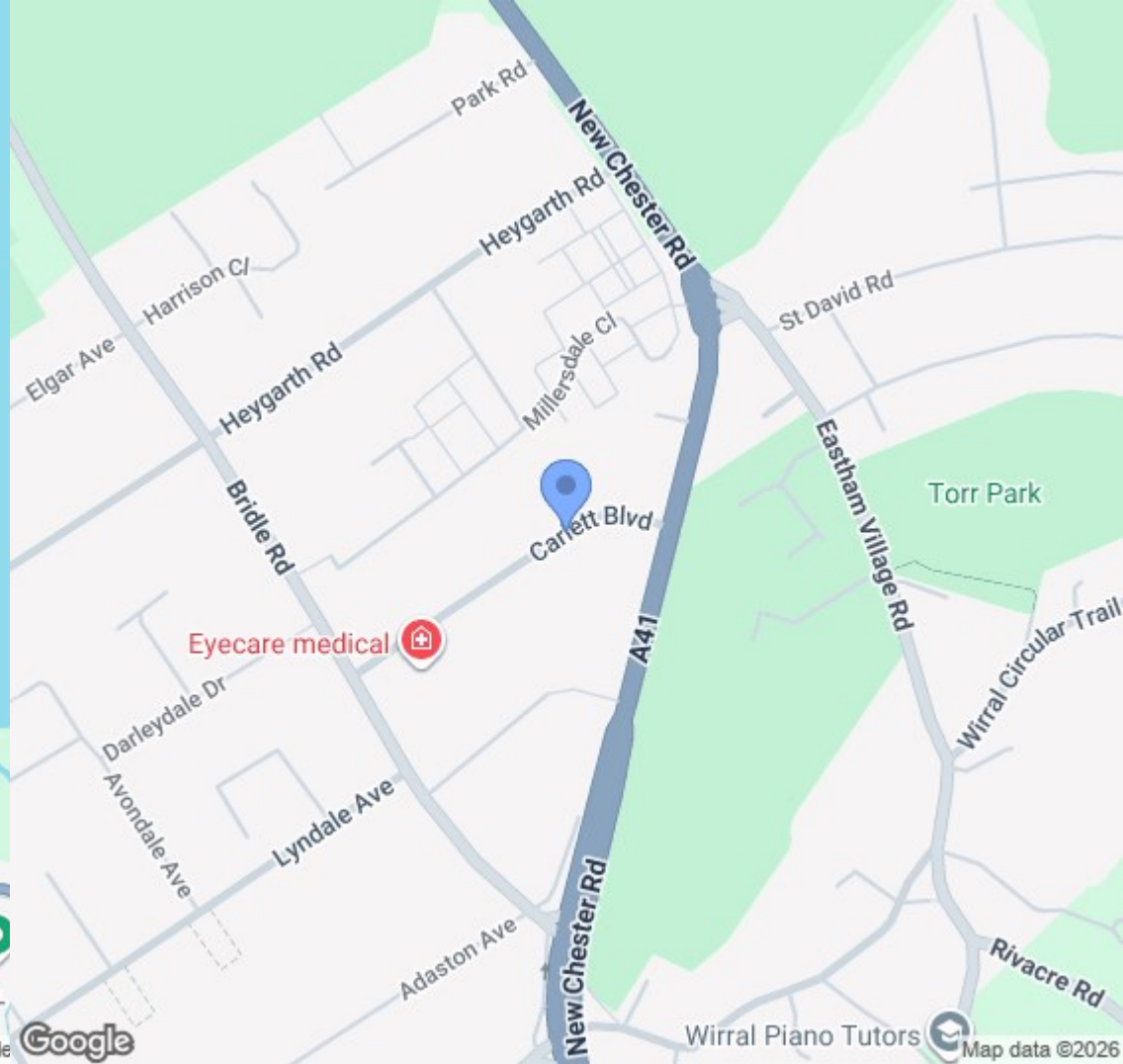
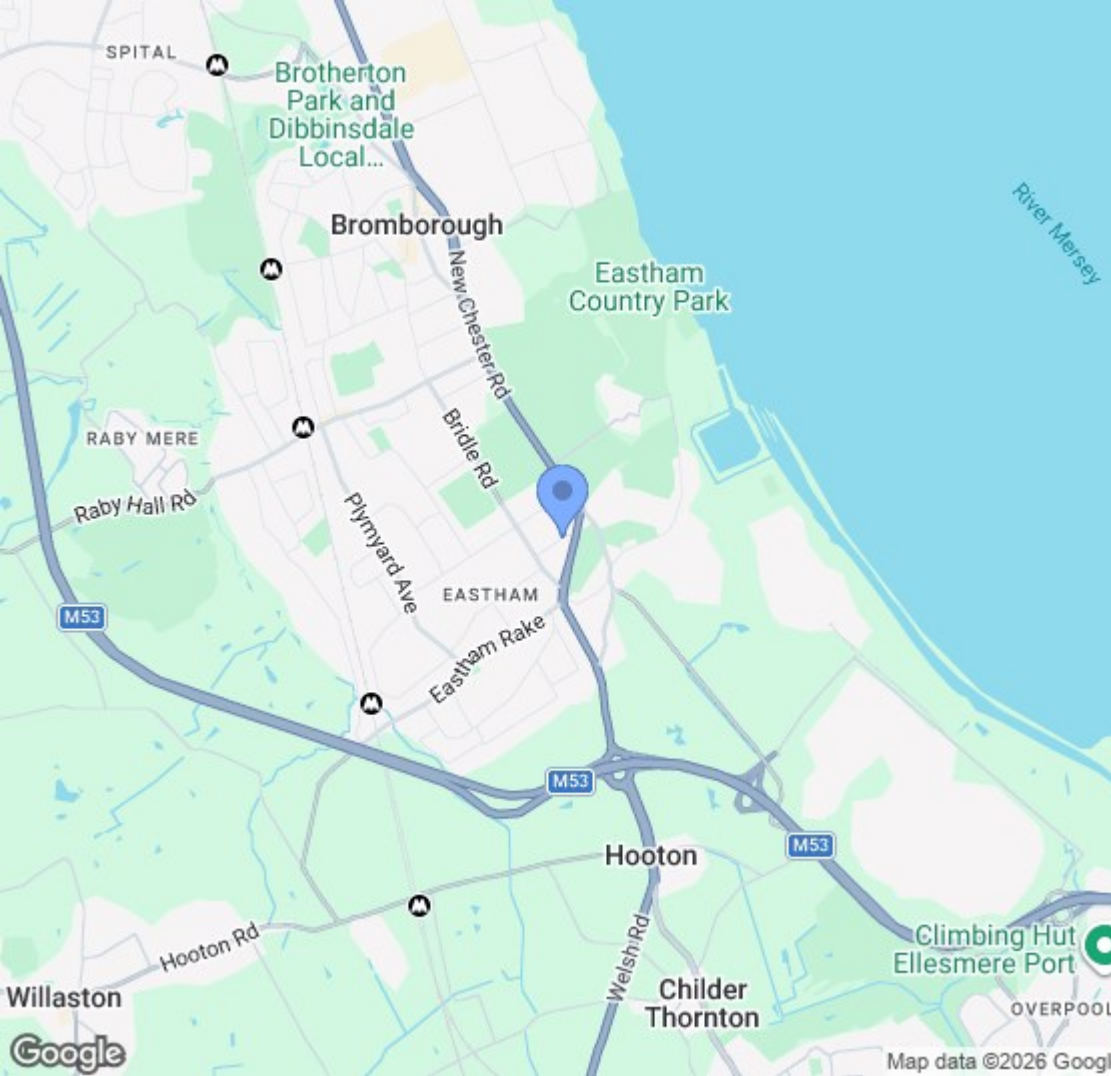
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or misstatement.

This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Location Map

Constables

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