

Smith

AND SONS

PROPERTY CONSULTANTS

Office

Haymarket Court, Hinson Street, Birkenhead CH41 5BX



Description

Ground floor DDA compliant office accommodation. There are two suites available on the ground floor extending to 2,163 ft² and 2,449 ft². There are common kitchen and w.c. facilities on each floor and each suite has a fob operated door entry system. The accommodation benefits from raised floors, suspended ceilings, Category 2 lighting. There is on site allocated parking.

Location

The property is located close to Hamilton Square, the main commercial centre of Wirral which is well served with good transport links being a short distance from three Merseyrail Stations, stops for the major bus routes and the Mersey Ferry. The location also benefits from excellent road access via the A41 Dock Link Road to the M53 and the Queensway road tunnel to Liverpool.

0151 647 9272

<https://www.smithandsons.net/>

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Rental Price

£111.00 per sq.ft.

Accommodation

Office 1 Part Ground Floor	201m ²	2163ft ²
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Kitchen and w.c. facilities

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Tenure

The premises are available by way of a new effectively full repairing and insuring lease the length of which is negotiable.

Rating Assessment

Rateable Value Office 1.	£26,000
Rateable Value Office 2.	£30,500

Other Info

There is a service charge payable to cover the cost of cleaning and maintenance of the common parts.

Strictly by arrangement with the Agent. Contact



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Commercial Agency / Management
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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Energy Performance Certificate
Non-Domestic Building

HM Government

Haymarket Court
Hinson Street
BIRKENHEAD
CH41 5BX

Certificate Reference Number:
0240-3987-0372-8350-0090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epc.

Energy Performance Asset Rating

More energy efficient

A 6-23
B 34-50
C 66-75
D 76-92
E 93-120
F 121-150
G 151-180

Less energy efficient

67

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1552
Building complexity (NOB level):	3
Building emission rate (kgCO ₂ /m ²):	39.54

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Benchmarks

Buildings similar to this one could have rating as follows:

28	If newly built
75	If typical of the existing stock

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<https://www.smithandsons.net/uploads/properties/>

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