

Smith

AND SONS

PROPERTY CONSULTANTS

Office

80a Balls Road, Birkenhead CH43 1US



Description

The premises comprise a two storey office building which has a net internal area of 80.17 sq.m. (863 sq.ft.) The premises are in excellent condition and benefit from gas central heating, alarm system, double glazing and a car park to the rear.

Location

The premises are located in a prominent main road position a short distance from Birkenhead town centre. The property is within easy reach of the rest of Wirral, with Junction 3 of the M53 Motorway and Mersey Tunnels to Liverpool close by.

0151 647 9272

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

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Rental Price

£175 per week inclusive of business and water rates

Accommodation

Ground Floor Room 1	18.36m ²	198ft ²
Ground Floor Room 2	16.12m ²	174ft ²
First Floor Room 3	17.23m ²	185ft ²
First Floor Room 4	20.84m ²	224ft ²
Ground Floor Kitchen	7.62m ²	82ft ²

WC facilities. Car parking at the rear

Legal Costs

The ingoing tenant to be responsible for the landlords legal costs incurred in the preparation of the legal documentation.

VAT Statement

All prices and rents quoted are exclusive of VAT

Tenure

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

Rating Assessment

Rateable Value	£4,350
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Strictly by arrangement with agent. Contact :



Tom Carew

Commercial Agency

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