

Smith

AND SONS

PROPERTY CONSULTANTS

Office

76 Hamilton Street, Birkenhead, Wirral CH41 5AD



Description

Partly occupied by the County Court the premises benefit from air conditioning, two passenger lifts and on-site parking. There are currently two suites available on the second and third floors extending to 786.51 sq.m (8,466 sq.ft)

Location

The premises are located a short distance from Hamilton Square, the main commercial centre of the Wirral. Hamilton Square is well served with good transport links with a Merseyrail Station, stops for the major bus routes and the Mersey Ferry. Hamilton Square also benefits from excellent road access via the A41 Dock Link Road to the M53 Motorway and the Kingsway Road Tunnel to Liverpool

0151 647 9272

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

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Rental Price

£7-00 per ft

Tenure

The premises are available by way of a new lease the length of which is negotiable.

Accommodation

| | | |
|--------------|-------------------|---------------------|
| Second Floor | 581m ² | 6253ft ² |
| Third Floor | 393m ² | 4230ft ² |
| | | |

Rating Assessment

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|--------------------|--|
| Rates Payable 2020 | Part Second Floor £9,820 Part Third Floor £9,942.75 |
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Legal Costs

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

VAT Statement

All price and rents quoted are exclusive of VAT.

Strictly by appointment with



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