

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office

Europa House, Conway Street, Birkenhead, Wirral CH41 4FT

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### Description

The property comprises a three storey office building with on site secure parking for twenty four cars. The ground floor is let and vacant possession will be provided on the first and second floors.

### Location

Located in a prominent position on the corner of Conway Street and Europa Boulevard a short distance from leisure facilities and The Grange Shopping Centre in the heart of Birkenhead town centre. The premises are within walking distance of the Merseyrail Station and the main Bus Station. The location provides easy access to the Mersey Tunnel to Liverpool and the M53 Motorway.

0151 647 9272

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

# Europa House, Conway Street, Birkenhead, Wirral CH41 4FT

## Sale Price

Offers over £1,000,000

## Rental Price

£25,000 per annum per floor.

## Accommodation

Ground floor office suite	268m <sup>2</sup>	2,883ft <sup>2</sup>
First floor office suite	289m <sup>2</sup>	3,116ft <sup>2</sup>
Second floor office suite	268m <sup>2</sup>	2883ft <sup>2</sup>

The ground floor suite is let to ATOS IT Services UK Ltd for a term of seven years expiring on the 31st July 2028, with tenant break clauses in 2023 and 2025.

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT, but may be subject to VAT

## Tenure

The property is held on a 999 year lease at a peppercorn rent.

## Rating Assessment

To be assessed	
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## Other Info

An annual service charge is payable.

Strictly by appoint with Jason Wadeson at our office or via joint agent Roy Backhouse & Co. 0151 541 2200



## Jason Wadeson

Commercial Agency / Management

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