

**Offices**

**TO LET**

**FIRST AND SECOND FLOOR OFFICE SUITES  
POST OFFICE HOUSE, ARGYLE STREET  
BIRKENHEAD CH41 6AD**

**LOCATION**

The property occupies a prominent corner location and is situated in Birkenhead Town Centre close to the main shopping centre and a short distance from Hamilton Square, the commercial centre of Birkenhead. There are two Merseyrail train stations within a few minutes walk, and the main bus terminal is also close by. The location benefits from excellent road access via the A41 to the M53 Motorway and the Kingsway road tunnel to Liverpool and John Lennon Airport.



**DESCRIPTION**

First and Second floor office suites, available as a whole or separately. The first floor office suite extends to 157m<sup>2</sup> (1,691ft<sup>2</sup>) and the second floor office suite extends to 127.37m<sup>2</sup> (127.37 ft<sup>2</sup>). There is a passenger lift and also allocated car parking.

# FIRST AND SECOND FLOOR OFFICE SUITES, POST OFFICE HOUSE, ARGYLE STREET, BIRKENHEAD CH41 6AD

## ACCOMMODATION

First Floor            157 sq.m.      1691 sq.ft.  
Second Floor        127.37 sq.m. 1371 sq.ft.  
Onsite parking spaces included.

## RENTAL

First Floor            £14,000 per annum  
Second Floor        £10,000 per annum

## TENURE

The offices are available by way of a new lease, the length of which is negotiable.  
The tenants are responsible for all internal repairs and decorations and to repay to the landlord a service charge to cover common expenses.

## LEGAL COST

The ingoing tenant will be responsible for the landlords legal costs incurred on the preparation of the new lease.

## RATING ASSESSMENT

Rates Payable 2020

First Floor            £9,329  
Second Floor        £6,383

## VAT STATEMENT

All prices and rents quoted are exclusive of VAT

## VIEWING

Strictly by arrangement with agents office.

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