



**SFI: SELECTIVE FINANCE FOR INVESTMENT**  
 The Wirral is within an area which qualifies for Tier 1 SFI. Further information can be obtained from either Wirral Direct 0151 650 6915 or the North West Development Agency 01925 400100.



**APPROXIMATE DRIVE TIMES**

LIVERPOOL	15 MINS
CHESTER	20 MINS
M6 MOTORWAY	25 MINS
MANCHESTER	50 MINS

**LOCATION**  
 Gateway House is prominently located on New Chester Road, the A41 and within 2 mile drive of Junctions 4 and 5 of the M53 motorway. Bromborough Merseyrail Station along with an extensive bus network is within walking distance. Liverpool city centre is accessible via the Birkenhead tunnel. Within close proximity to the property there is a range of excellent amenities; Croft Retail and Leisure Park, Bromborough Village and The Village Hotel. In addition, Bromborough's wide range of sporting facilities include numerous golf clubs, golf ranges and Port Sunlight Tennis Club is situated nearby.

**VIEWING**  
 For further information or to arrange a viewing please contact the agents:  
  
 TIM GARNETT  
 tim.garnett@cbre.com  
 or  
 NEIL KIRKHAM  
 neilkirkham@hwandp.co.uk

# TO LET



Wirral International Business Park



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High specification OFFICE BUILDING  
**32,233 sq ft (2,996 sq m)**  
 Available in suites from 1,259 sq ft (117 sq m)



**DESCRIPTION**

Gateway House offers GRADE A, high quality OFFICE ACCOMMODATION over 4 floors with the following specification:

- Suspended ceilings incorporating recessed LGIII compliant lighting
- Full access raised floors
- 4 pipe fan coil air conditioning
- 2 x 13 person disabled access passenger lifts
- Male, female and disabled toilets to each floor
- 124 car parking spaces
- 24 hr CCTV

**ACCOMMODATION**

Gateway House offers suites from 1,259 sq ft (117 sq m) or whole floors up to 9,835 sq ft (914 sq m).

	SQ FT	SQ M
GROUND FLOOR	9,824	913
FIRST FLOOR	9,727	904
SECOND FLOOR	9,835	914
THIRD FLOOR	2,847	265
<b>TOTAL</b>	<b>32,233</b>	<b>2,996</b>



**SAMPLE FLOOR PLANS**

Sizes measured off CAD so not 100% accurate compared to actual floor areas, you may wish to round up / down for simplicity.

