

hitchcockwright.co.uk TO LET



Period Office Accommodation

41 Hamilton Square

Birkenhead

Available as a whole 259 sqm (2,707 sqft)

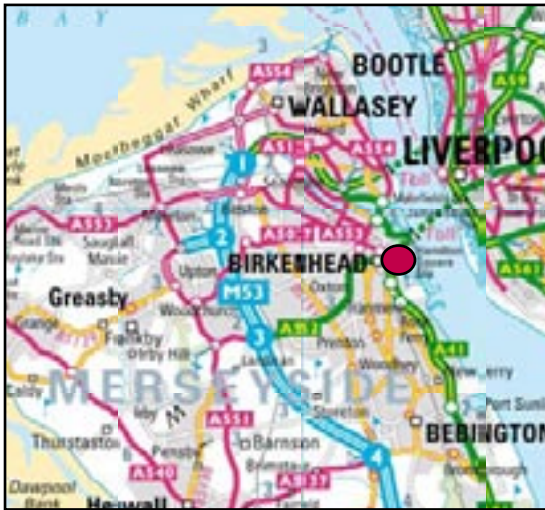
or individual floors from 615 sqft

CONTACT HITCHCOCK WRIGHT

0151 227 3400

Castle Chambers 43 Castle Street Liverpool L2 9SH

41 Hamilton Square Birkenhead



LOCATION

The property is situated on the South side of Hamilton Square in the heart of the recognised Business Quarter of Birkenhead. The accommodation is within easy reach of all the principal transport links including Hamilton Square Railway Station, main arterial roads and bus links.

DESCRIPTION

The property is a fine sandstone building of considerable architectural merit with the subject suites located from ground to third floor level.

The property comprises of two main office areas to the front and rear of the property providing view across Hamilton Square and direct access to the rear car park from each room respectively.

The accommodation benefits from carpeting throughout, up lighters and full height windows providing excellent natural daylight.

The building also benefits from a door entry system and communal toilet and kitchen facilities.

RENTAL

Floor	Rental	Size (sq.ft.)	Status
Ground floor	£4,795 pa	700 sq.ft.	Available
1st floor	£5,000 pa	730 sq.ft.	Available
2nd floor	£4,250 pa	615 sq.ft.	Available
3rd floor	£4,500 pa	657 sq.ft.	Available
Total:	£18,545 pa	2702 sq.ft.	Available

LEASE

A new effective full repairing and insuring lease for a term of years to be agreed in accordance with our clients standard form of lease for the building.

CAR PARKING.

Car Parking spaces are available by way of separate licence. Further details available upon request.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

SERVICE CHARGE

The ingoing tenant will be responsible for a fair proportion of the landlords outgoing to include inter alia, cleaning and lighting of common parts, building insurance, external maintenance etc.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Neil Kirkham

Hitchcock Wright & Partners.

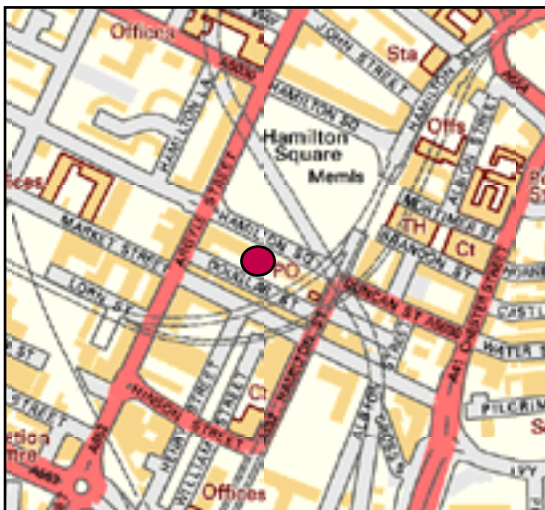
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Details Updated March 2007

Subject to Contract



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