

FOR SALE

HORDAN HOUSE

35 PRICE STREET, BIRKENHEAD, CH41 6JN

PRIME TOWN CENTRE
FREEHOLD

LANDMARK OFFICE BUILDING
IN THE HEART OF BIRKENHEAD
TOWN CENTRE

47,593 SQ FT
(4,421 SQ M)
OVER 8 FLOORS

EXISTING OFFICE USE
OR CONVERSION POTENTIAL
FOR BUDGET HOTEL, RESIDENTIAL,
STUDENT OR EDUCATIONAL TYPE
USES (STP)

WWW.HORDANHOUSE.CO.UK



HORDAN HOUSE



Description

Hordan House is a modern 1960's style office building with a typical flat roof and asymmetric rectangular floor plates, distributed between 2 lift cores which house the stairwells, lifts and entrance foyer. It comprises of 47,593 sq ft (4,421 sq m) over ground and 7 upper floors and a lower ground floor.

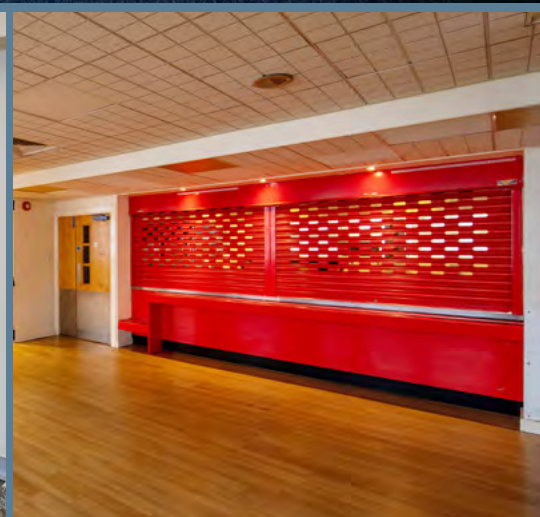
The principal elevations have double glazed UPVC window units. Externally there is a raised hard landscaped area with paving. Servicing is to the side and rear of the building.

There are 34 designated car spaces within two compounds attached to the building.

The building offers spectacular panoramic views around the local area with an impressive vista of the world renowned historic Liverpool waterfront.

Specification

- Entrance reception
- Dual aspect floor plates
- Abundance of natural light
- Carpeting throughout
- Perimeter power trunking
- Suspended ceiling with LG7 lighting
- WCs to each floor
- Two passenger lifts





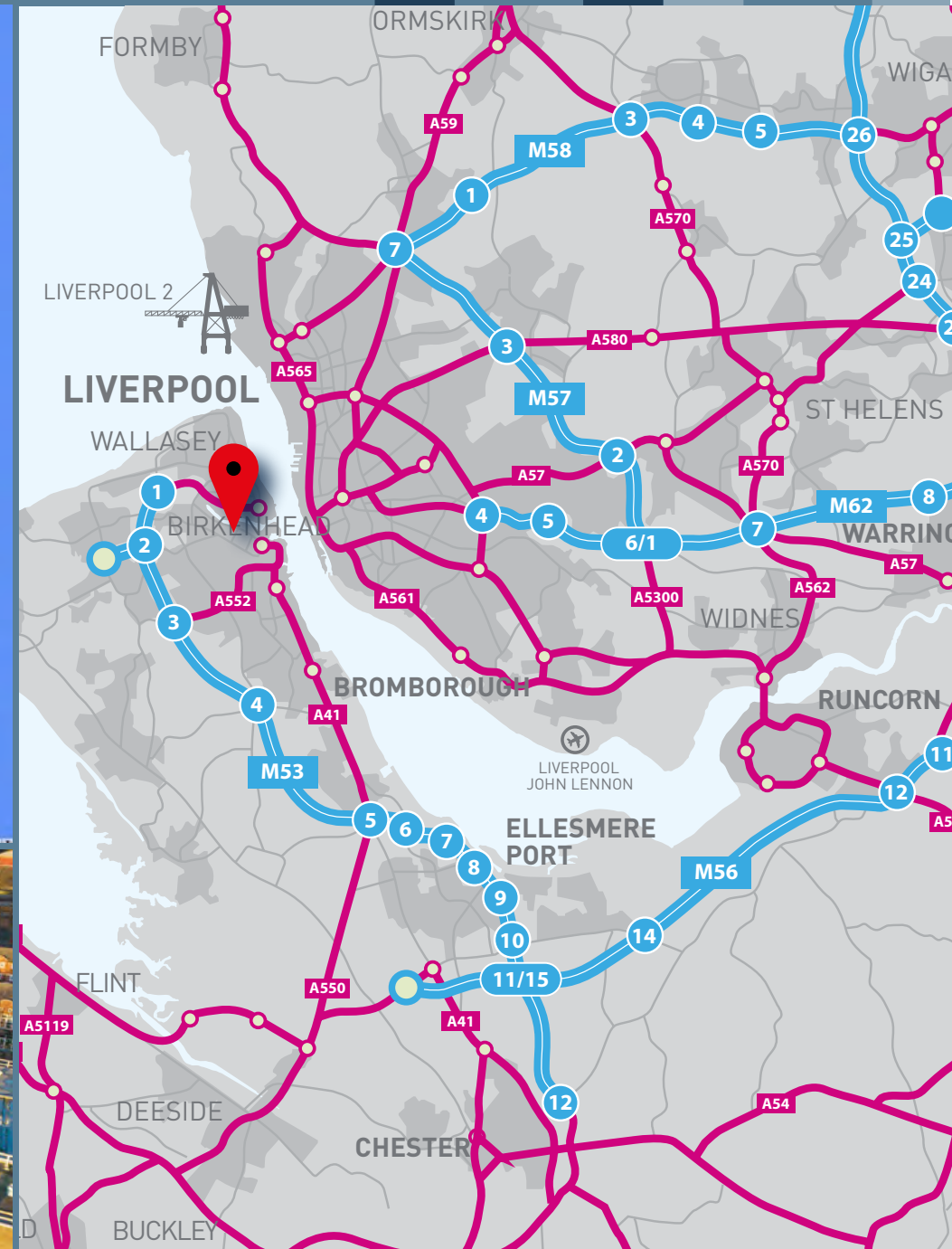
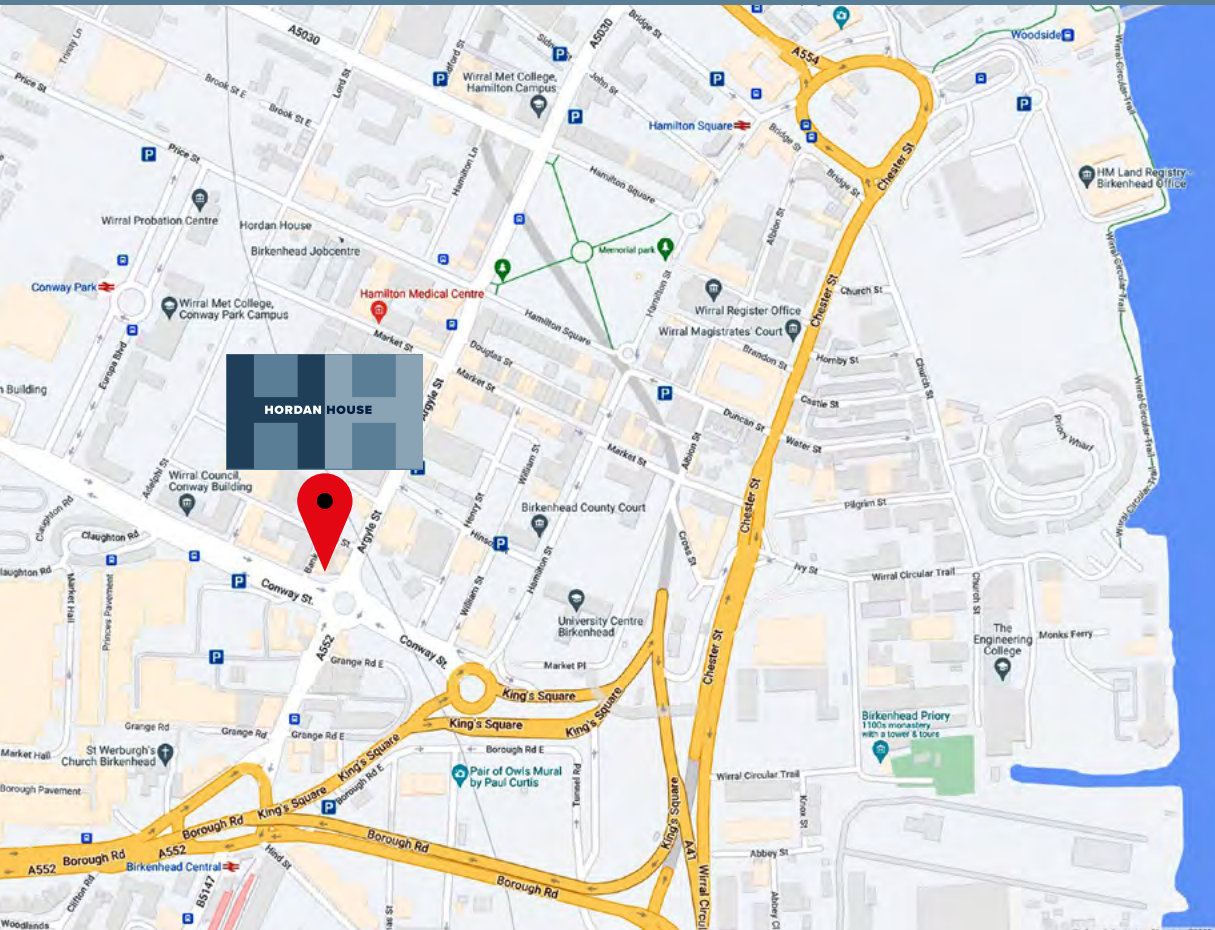
Sub-division

The 60's modernist architectural style of Hordan House provides flexible accommodation with amenity blocks on each floor.

The open floor plates combined with large windows allow for excellent levels of natural light into flexible and easily divisible space.

Public transport is excellent with the property being close to 2 Merseyrail stations, regular bus routes, Woodside Mersey Ferry terminal, the Mersey Tunnels with easy access to the national motorway network.

HORDAN HOUSE



Location and Transport

Hordan House is situated close to the heart of Birkenhead town centre and all it has to offer including the Pyramids Shopping Centre, which houses many high street brands.

Road Regular bus services run along Argyle Street and the entrance to the Wallasey / Liverpool Kingsway Tunnel is within a 10 minute drive. The Birkenhead / Liverpool Queensway Tunnel in just a 5 minute drive.

Rail Merseyrail links via the Wirral Line, providing direct access to Liverpool city centre loop line and Lime Street main line station can be accessed via Conway Park station which is just 5 minutes walk from the building.

HORDAN HOUSE



Amenities

The historical and charming Hamilton Square, with its green open space, is a short walk away from the property.

Pyramids Shopping Centre is within a 10 minute walk or 5 minute drive from the building. Principal occupiers include EE, River Island, Next, Argos, Superdrug, Burger King and Costa Coffee.

Birkenhead town centre offers many more typical high street retailers including NatWest Bank, Santander, Halifax

and Yorkshire Building Society, KFC, Pizza Hut and Subway. There are also plenty of independent stores and coffee shops.

Junction 1 Retail Park is approximately 15 minutes away by car and is home to popular high street retailers such as Aldi, Home Bargain, Pets at Home, Carpetright, Halfords and Pure Gym along with a number of larger out of town retailers such as B&Q.

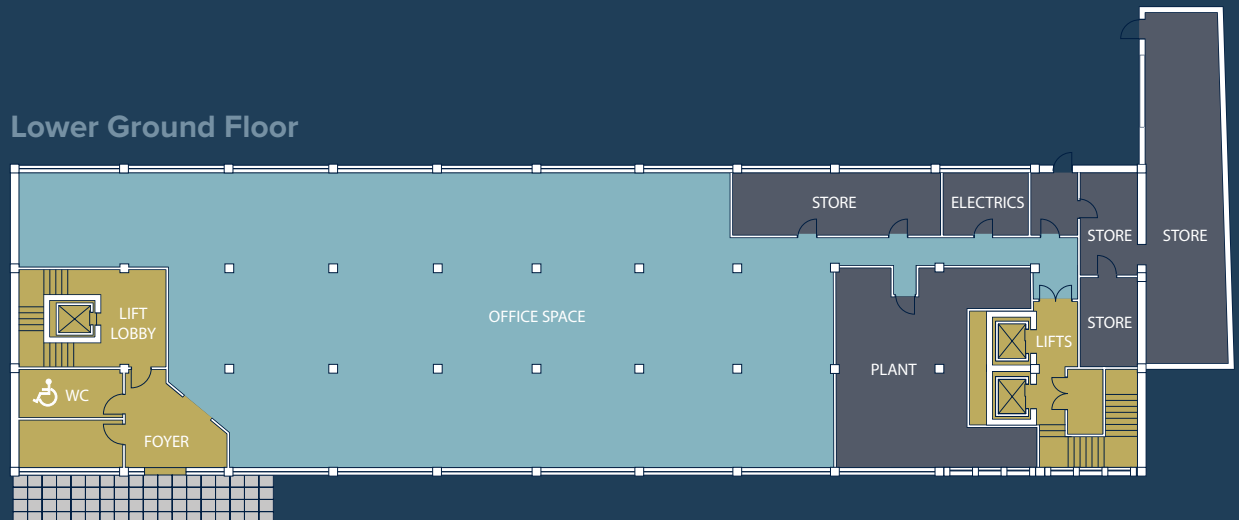
Accommodation Schedule

	Sq m	Sq ft
Lower Ground Floor	438.5	4,721
Ground Floor	484.2	5,212
First Floor	499.8	5,380
Second Floor	499.8	5,380
Third Floor	499.8	5,380
Fourth Floor	499.8	5,380
Fifth Floor	499.8	5,380
Sixth Floor	499.8	5,380
Seventh Floor	499.8	5,380
Total	2,633.1	47,593

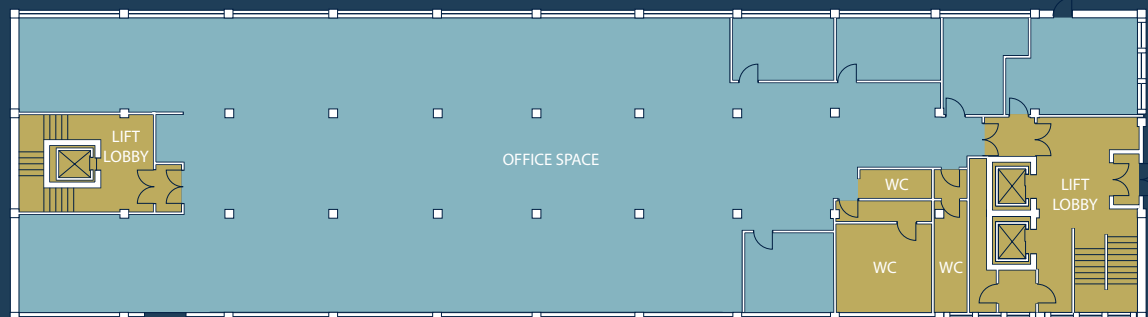
Toilet facilities to each floor are as follows-

Lower Ground Floor	Disabled WC
Ground Floor	Female / Male WC
First Floor	Female WC
Second Floor	Male WC
Third Floor	Female WC
Fourth Floor	Male WC
Fifth Floor	Female WC
Sixth Floor	Male / Disabled WC
First Floor	Female / Male WC

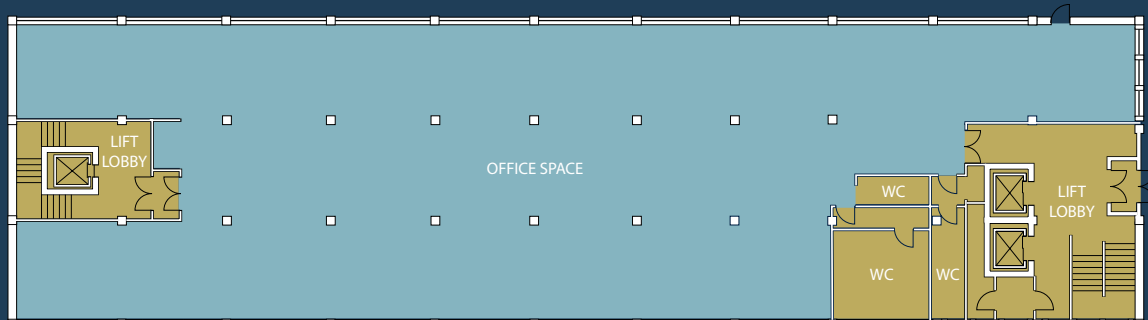
Lower Ground Floor



Ground Floor



First Floor through to Seventh Floor





Tenure

The property is freehold.

Price

Upon request.

EPC

Further details upon request.

Data Room

Further detailed information is available in the Dataroom at

www.hordanhouse.co.uk

Data room components will be:

- Relevant title and planning documentation
- Easement or wayleave agreements
- Land Registry plan and extract
- Site and car parking plans
- Current rating information
- Current insurance details
- Schedule of floor areas
- Energy performance certificate
- Drawings and calculations, elevation dwgs
- Asbestos assessment report / register
- Floorplans (in both DWG & PDF formats)
- Existing layout plans
- Lift maintenance agreement

Viewing

For further information contact the joint agents.

Hitchcock & Wright
CHARTERED SURVEYORS & PARTNERS

0151 227 3400

Brian Ricketts MRICS

BrianRicketts@hwandp.co.uk

The UpCo

0151 542 5000

Richi Peters MRICS

richi@theupco.co.uk



listed.equal.vital

Misdescription Act 1991

These particulars do not form part of any contract. The agents nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. 11/2023 Design: Alphabet Design 0151 707 1199