



TO LET Refurbished Offices
4,410 sq.ft (410 sq.m)

No 2 Commerce Park A41 New Chester Road, Birkenhead, **CH41 9HP**

- Highly accessible location
- Modern purpose-built building
- DDA compliant
- On-site parking

DESCRIPTION

The property comprises a semi detached office building with on-site car parking.

The accommodation is arranged on ground and first floors accessed by an entrance approached directly from the car park

The building has the following specification:

- Carpeting
- Suspended ceilings with recessed LG3 Lighting
- Double glazed windows
- Security shutters
- Gas central heating
- Disabled platform lift
- Three compartment dado trunking
- Ladies/Gents/Disabled WCs

AREAS (Approx. Gross Internal)

Ground Floor	2,205 sq.ft	(205 sq.m)
First Floor	2,205 sq.ft	(205 sq.m)
TOTAL	4,410 sq.ft	(410 sq.m)

LOCATION - CH41 9HP

The property is situated in a highly prominent position on the easterly side of the New Chester Road (A41) at the junction with the Rock Ferry by-pass, less than one mile from Birkenhead Town Centre.

The A41 is the main arterial route from Birkenhead to Chester and North Wales. The M53 mid-Wirral motorway is approximately three miles away and the Birkenhead tunnel, providing access to Liverpool City Centre, is less than one mile away.



RENT & RATES

On application.

SERVICE CHARGE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

REFERENCES

The granting of a lease will be subject to satisfactory references and accounts.



FURTHER INFORMATION

please contact:-

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