

 **RENT**
£12.50
(per sq ft)

 **SERVICE CHARGE**
£1.02
(per sq ft)

 **RATES PAYABLE**
£TBC
(per sq ft)

 **EPC RATING**
On Request



Tower Quays

Tower Road, Birkenhead, CH41 1BP

Office | Leasehold | 690 Sq Ft - 5,250 Sq Ft

TO LET



Location

Tower Quays has excellent transport links and is within easy access of the M53 motorway and A41. It is also close to the Woodside Ferry Terminal and within easy reach of Hamilton Square train station.



Description

The building is in a highly prominent position located opposite the Twelve Quays Ferry Terminal.



Further information

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

£12.50 per sq ft.

Buildings Insurance

£0.17 per sq ft.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

£1.02 per sq ft.

EPC

A copy of the EPC is available upon request.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



Amenities



24/7



Air Conditioning



Raised Floors



Suspended Ceiling



Kitchen

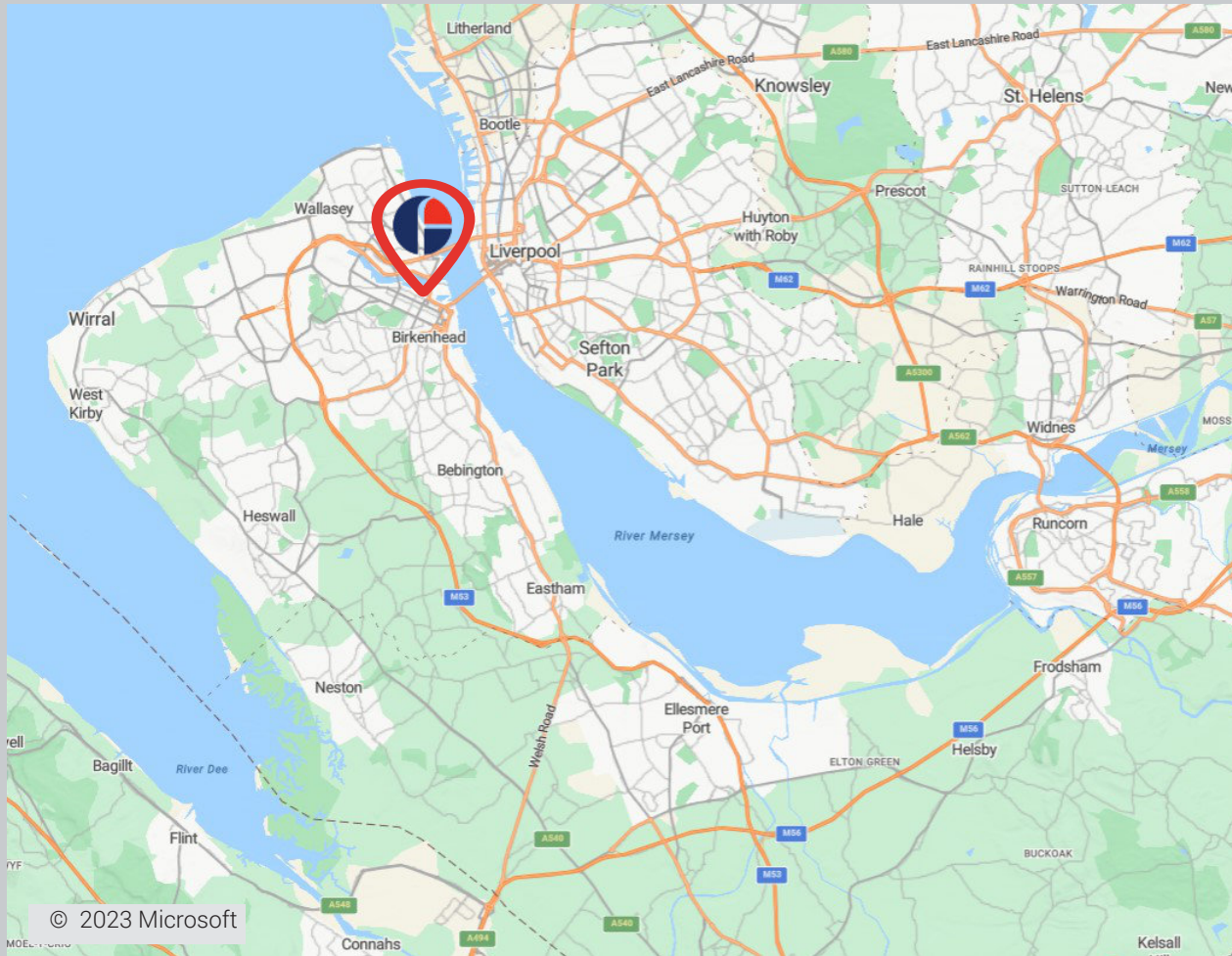


Car Parking



Motorway Access

Tower Quays, Birkenhead, CH41 1BP



	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Birkenhead - 1.4 miles• Liverpool - 3.7 miles• Ellesmere Port - 11.5 miles
	Nearest Station <ul style="list-style-type: none">• Birkenhead Central - 1.1 miles
	Nearest Airport <ul style="list-style-type: none">• Liverpool John Lennon - 11.9 miles
	Nearest Port <ul style="list-style-type: none">• Port of Liverpool - 1.7 miles

→ Viewings

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Particulars dated July 2023. Photographs dated July 2023.