



 **RENT**
From £7 to £10
(per sq ft)

 **SERVICE CHARGE**
£0.75
(per sq ft)

 **RATES PAYABLE**
£TBC
(per sq ft)

 **EPC RATING**
On Application



Woodside Business Park
Shore Road, Birkenhead, CH41 1EL

Office | Leasehold | c. 180 Sq Ft - 12,000 Sq Ft



TO LET



Location

The development has excellent transport links and is within 300 metres of Hamilton Square train station and just 100 metres of Woodside Ferry Terminal. Woodside Business Park also benefits from easy access to the M53 motorway and A41.



Description

Woodside Business Park is a landscaped office and industrial scheme on the Wirral banks of the River Mersey, providing units fronting the river with fantastic views across the water towards Liverpool.

The office accommodation comprises ground and first floor suites, ranging in size from 180 to 3,659 sq ft.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
1	180	16.72
8	3,659	339.93
10	1,814	168.53
9/11	468	43.48
26	1,624	150.87
29/31	371	34.47
30	840	78.04
66	650	60.39
101/102	1,752	162.77
108	710	65.96



Amenities



24/7



Coffee Bar



Parking



Transport Links

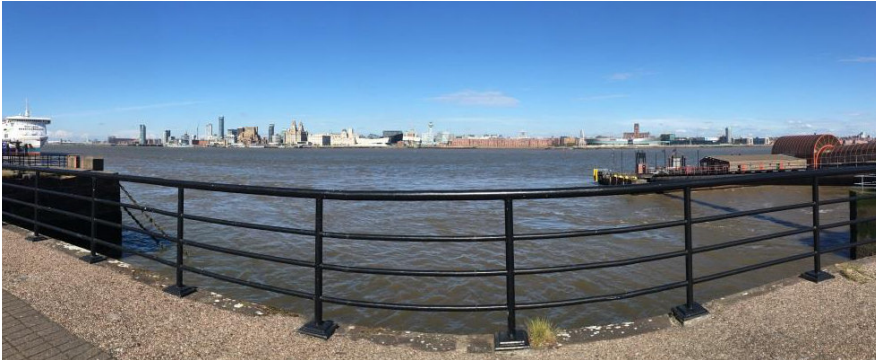


Motorway Access





Further information



Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

Rent

From £7.00 to £10.00 psf

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

A service charge is payable in respect of the upkeep of the common parts current set at £0.75 psf and building insurance is £0.18 psf.

EPC

The EPC certificates available on request.

Fixtures & Fittings

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

Anti Money Laundering

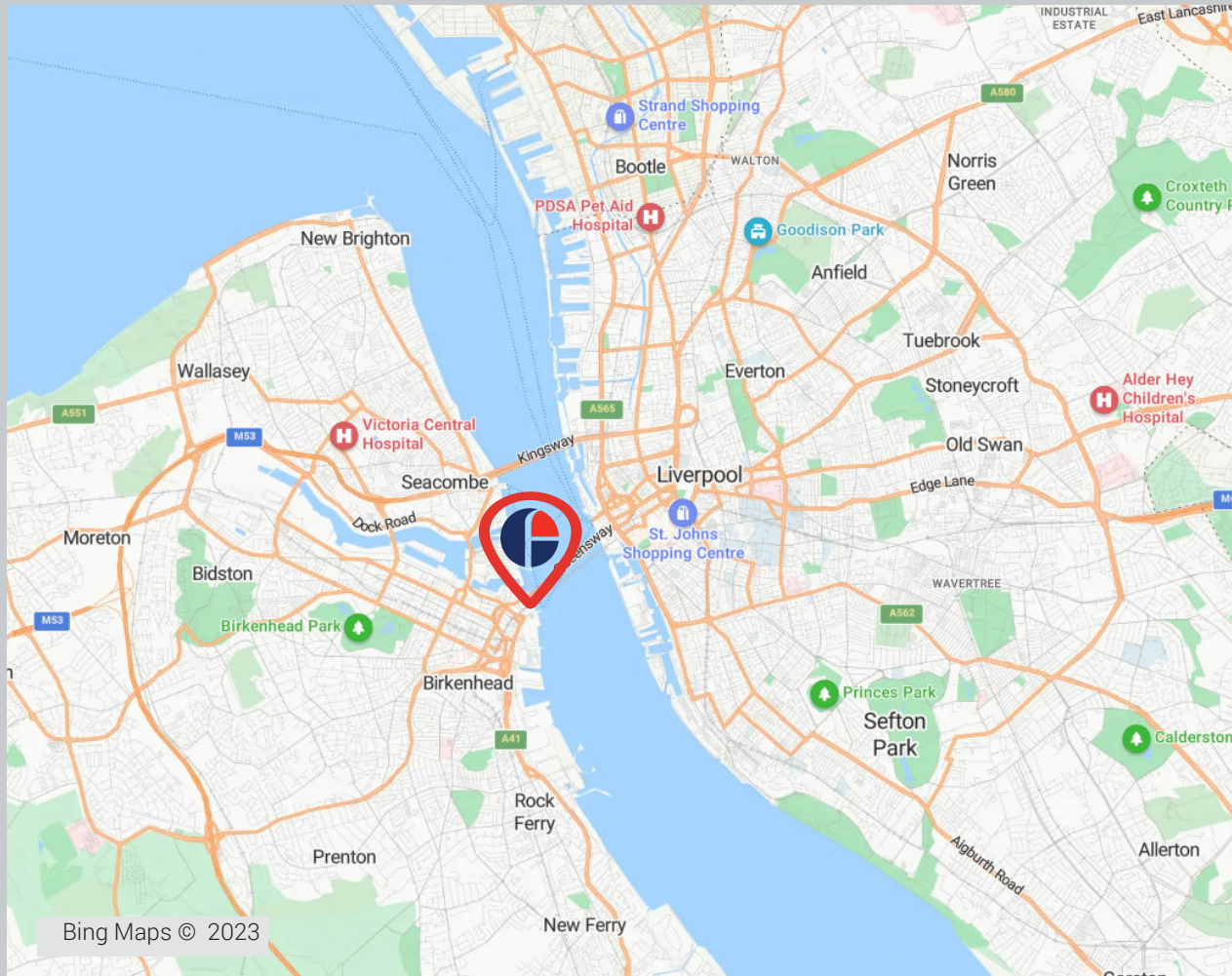
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

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.



Woodside Business Park, CH41 1EL



Approximate Travel Distances

Locations

- Birkenhead - 1.2 miles
- Liverpool - 3.3 miles
- Chester - 16.8 miles

Nearest Station

- Hamilton Square - 0.2 miles

Nearest Airport

- Liverpool John Lennon Airport - 11.5 miles

Nearest Port

- Liverpool Docks - 4.2 miles

Viewings

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Particulars dated May 2023 Photographs dated Sep 2021