



# TO LET

**Price Street Business Centre, Price Street, Birkenhead, CH41 4JQ**

Office / Storage / Business units available  
Various sizes available (154 - 2,640 sq ft)

**LegatOwen**  
CHARTERED SURVEYORS

## Description

The property comprises 60 self-contained units arranged over ground and first floors around a central covered atrium area to provide a mixture of light industrial / workshop units and office suites and benefits from:

- Secure gated perimeter
- Ample parking for approx. 50 vehicles with associated loading areas to service the units
- Dedicated manned reception for the entire site
- W/C's provided within common areas
- Stair and lift access to upper floors which can be used for both passengers and goods
- Potential to convert office suites on upper floors to workshop units

## Accommodation

Please see accommodation schedule overleaf.

## Tenure/Terms

The property is available for leasehold, on terms to be agreed.

## Rent/Price

Rent on application – see current availability overleaf.

## Rent Deposit

A rent deposit may be requested dependent on credit checks.

## Business Rates

Rateable information available from the agents.

## Service Charge

The property is subject to a service charge for the common areas of the estate.

## Energy Performance Certificate

A copy of the EPC certificate is available upon request.





## Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

## Legal Costs

A new effective Full Repairing and Insuring Lease is available with terms to be negotiated. Each party is responsible for their own legal costs.

## VAT

All terms will be subject to VAT at the prevailing rate.

## Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## Current Availability

Unit	Location (floor)	Sq. Ft	Sq. M	Price per Sq. Ft. (exc.rates)	Price per Annum (exc.rates)
6	Ground	2485	231	£6.00	£14,910.00
11	Ground	520	48	£6.00	£3,120.00
17	Ground	2080	154	£6.00	£12,480.00
22	First	1827	170	£6.00	£10,962.00
22 A	First	160	15	£10.00	£1,600.00
24	First	1584	147	£6.00	£9,504.00
27	First	592	55	£6.00	£3,552.00
29	First	1,050	98	£6.00	£6,300.00
30	First	732	68	£6.00	£4,392.00
32	First	1,141	106	£6.00	£6,846.00
34	First	861	80	£6.00	£5,166.00
35	First	861	80	£6.00	£5,166.00
37	First	861	80	£6.00	£5,166.00
38	First	474	44	£6.00	£2,844.00
42	First	881	82	£6.00	£5,286.00
44	First	450	42	£6.00	£2,700.00
46	First	775	72	£6.00	£4,650.00
47	First	775	72	£6.00	£4,650.00

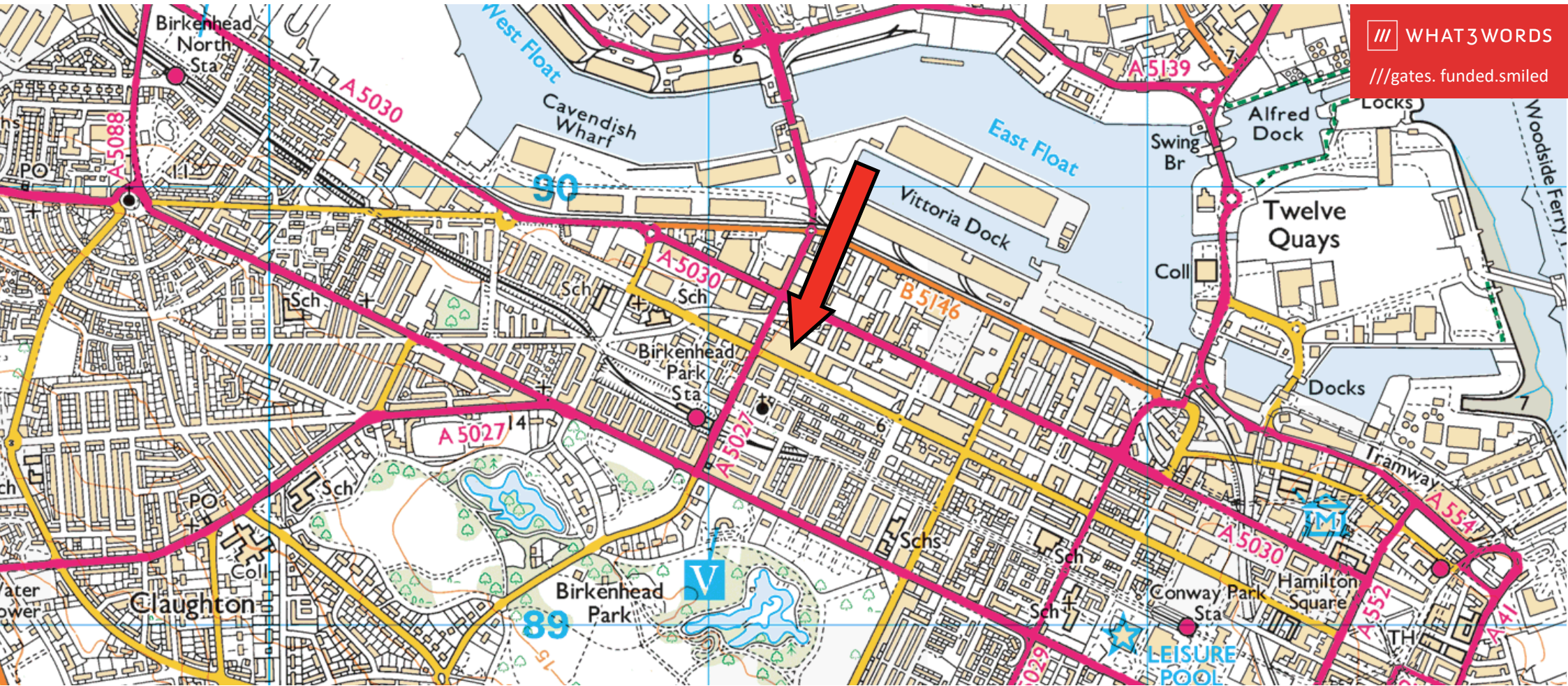




## Location

The property is situated in Birkenhead on the Wirral peninsula, on the west bank of the Mersey, facing the city of Liverpool.

Birkenhead has a direct train service linking with Liverpool Lime Street (16 mins) and has a direct ferry link with both Belfast and Douglas. The town is the focus of major regeneration plans including both the town centre and waterfront areas. Price Street Business Centre is located immediately to the west of Birkenhead town centre along Price Street and to the south of the proposed Wirral Waters regeneration masterplan. Price Street is the main focal point for commercial activities in Birkenhead and benefits from direct access to the Queensway tunnel via the A5027 Duke Street linking to Liverpool. Birkenhead Park Station (Mersey Rail) is situated immediately to the south of the property also accessed via Duke Street. The M53 motorway is accessed via A552 which provides access to the wider Wirral area and the M56 motorway.



WHAT3WORDS

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**Contact:**



**Rupert Chadwick-Dunbar**  
**07919 968086**  
**rupertchadwickdunbar@legatowen.co.uk**

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DATE PREPARED: **August 2025**



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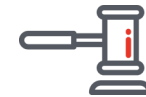
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**01244 408200**  
**legatowen.co.uk**