



TO LET

OFFICE SPACE

966 sq ft (89.8 sq m)

Suite 1, Stone Marine Business Park, Dock Road, Birkenhead CH41 1DT

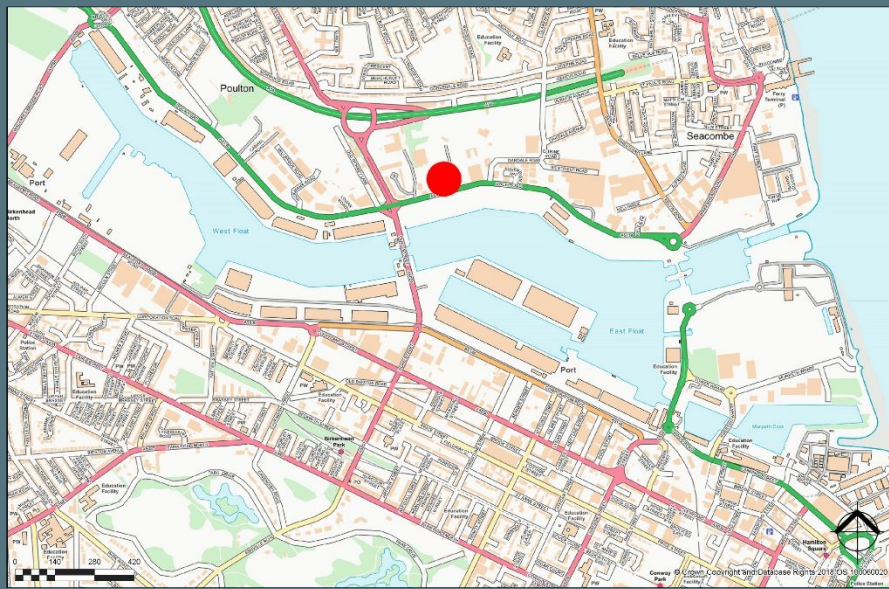
- Office Space to Let
- Secure Office Building
- Parking included
- Rent inclusive of Water, Gas, Electricity, Service Charge, Rates and Insurance

LOCATION

Stone Marine Business Park is located in Birkenhead and is accessed by Dock Road, just off the A59 connecting to Liverpool Wallasey Tunnel, and the M53 to Chester and wider motorway networks. Liverpool (3.5 miles), Chester (23.5 miles), Manchester (53.5 miles).

The site benefits from a bus stop located directly outside the main entrance connecting to wider Wirral, and is accessible via Hamilton Square Merseyrail Station (1.5 miles).

Suite 1
Stone Marine Business Park
Dock Road
Birkenhead CH41 1DT



Description

The office accommodation benefits from a shared entrance and reception area, with a separate suite buzzer system and key fob entry. The suite located on the first floor has 3 sided natural light from the double glazed windows.

The accommodation has 3 separate offices as well as an open plan area. A kitchenette is installed, and the suite has strip lighting, wall mounted sockets and internet access points. Suite 1 is heated by gas fired central heating, and would suit any small business occupier looking for secure and inclusive accommodation.

Areas

Suite 1 966 sq.ft. (89.8 sq.m.)

Terms

Available by way of a new lease on terms to be agreed at an annual rental of **£11,500** per annum inclusive.

The rent is inclusive of Water, Gas, Electricity, Service Charge and Insurance.

Rates

Subject to Small Business Rates qualification, no Rates are payable on these premises although interested parties are strongly advised to contact Wirral Council on 0151 606 2000 for further information.

EPC

E125

Legal Costs

Each party to be responsible for their own legal costs.



Viewing

Strictly through the agents:

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