

# TO LET

## FULLY REFURBISHED GROUND FLOOR OFFICE

£24,500 per annum



## 5 Abbots Quay, Monks Ferry, Birkenhead, CH41 5LH

### LOCATION

The premises occupy an attractive position on the Abbots Quay Office development overlooking the River Mersey and the famous Liverpool Waterfront, and adjacent to Cammell Laird Ship building yard. Abbots Quay is strategically well placed with excellent transport links to Hamilton Square Station, the M53 Motorway and both Mersey Tunnels. The building was constructed approximately 20 years ago and has brick elevations with pitch roof.

Internally the property has been fully refurbished to provide an open plan office area which can be easily subdivided if necessary. The property is fully double glazed and as part of the refurbishment has new LED lights, suspended ceiling, carpet tiles, perimeter trunking, kitchen and central heating.

There are 10 dedicated on-site parking spaces.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Total Ground Floor Office    202 sq.m.                    (2,170 sq.ft.)

### RENT

£24,500 per annum exclusive (no VAT chargeable on Rent).

### SERVICE CHARGE

A service charge will be levied on a fair and proportionate basis to cover the landlords usual services, including heating, cleaning/lighting of common areas etc. An estate charge will apply for maintenance of estate roads, soft landscaping etc.

### EPC

Certificate Number: 2143-8762-3616-4487-0269  
Energy Performance Asset Rating: C-74

### BUSINESS RATES

The premises have been assessed as having a current rateable value as follows:-  
Ground Floor - £24,000

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

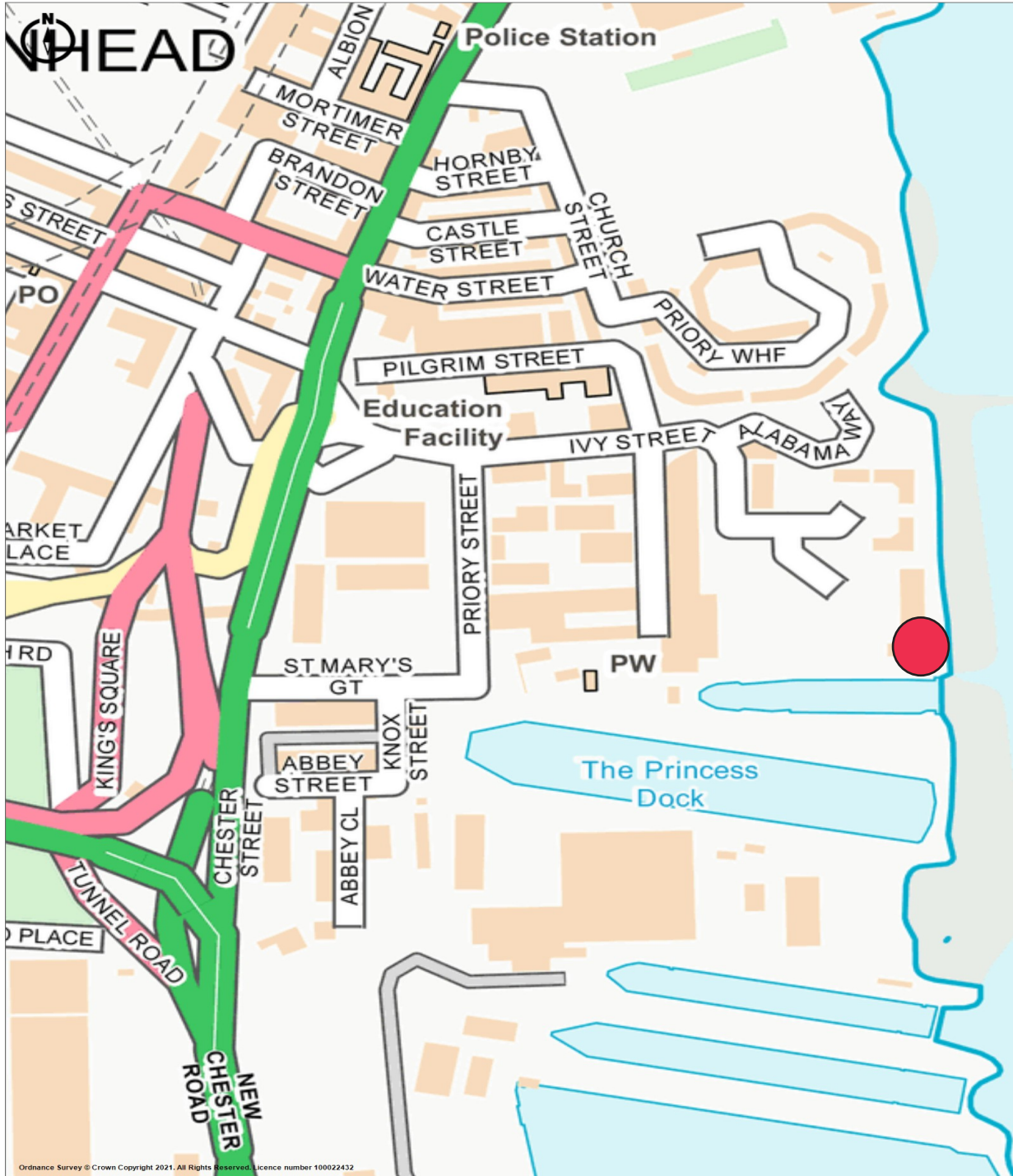
For viewing and further information please contact Matt Kerrigan or Brian Ricketts, Hitchcock Wright & Partners.

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Subject to Contract

Details Prepared June 2021

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**Promap**  
LANDMARK INFORMATION

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