

# TO LET



Ground Floor Offices, Stone Marine Business Park, Dock Road, Wallasey, CH41 1DT



**1329 sq ft**

Area



**£1667 pcm**

Rent



**Nil**

Rates - RV



**TBC**

EPC

- SECURE OFFICE BUILDING
- PARKING INCLUDED
- 24 HOUR MANNED SECURITY
- ALL INCLUSIVE RENTS

## LOCATION

Stone Marine Business Park is located in Birkenhead and is accessed via 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, and is also easily access by Hamilton Square Merseyrail Station (1.5 miles).



### Description

The office accommodation benefits from a modern shared entrance and reception area, with a buzzer system and key fob entry. The suite is located on the ground floor and has natural light from the double-glazed windows.

The Suite has recently been refurbished to include new suspended ceilings incorporating recessed LED lighting and new double-glazed windows. The accommodation benefits from wall-mounted gas fired central heating.

The suite would suit any small business occupier looking for secure, flexible and all-inclusive accommodation.

### Terms

Available by way of a new lease on terms to be agreed with a minimum term of 12 months.

### Rent

£1,667 pcm. Exclusive of VAT

### Occupation costs are inclusive of:

- Heating
- Lighting
- Cleaning of Common Areas
- Water
- Gas
- Electricity
- Service Charge
- Rates
- Insurance
- 24 Hour Manned Security
- 4 Car parking spaces provided

### Areas

1329 sq. ft. ( 123.5 sq. m.)

### Rates

Subject to Small Business Rates qualification, we understand that no Rates are payable on these premises. However interested parties are strongly advised to contact Wirral Borough Council for confirmation.

### VAT

All rents will be subject to Vat payable at the prevailing rate.

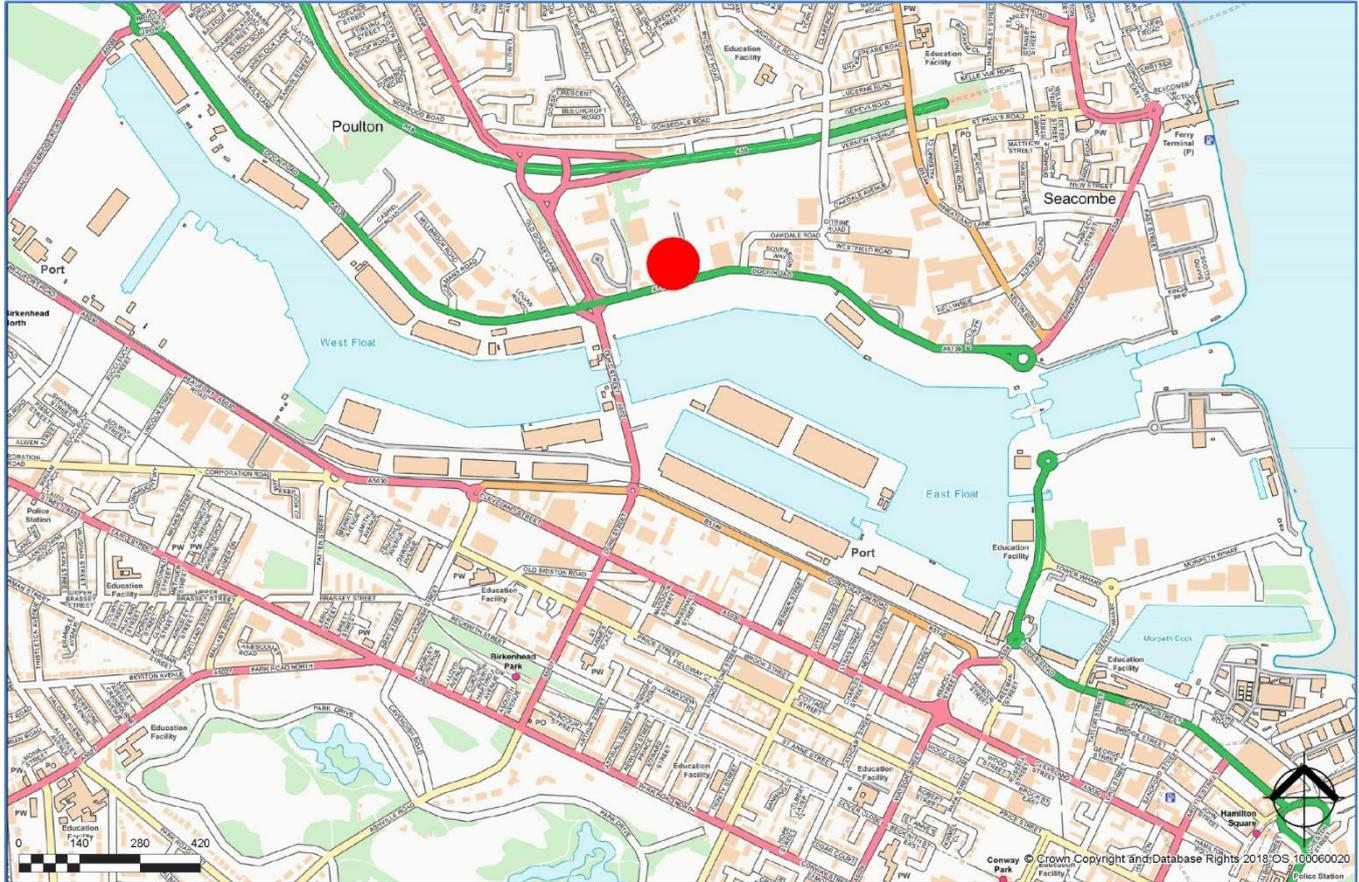
### EPC

TBC

### Legal Costs

Each party to be responsible for their own legal costs.





For further information please contact:



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#### [Code for Leasing Business Premises](#)

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### [Anti Money Laundering Regulations](#)

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### [Disclaimer](#)

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