

FOR SALE



1 Abbots Quay, Monks Ferry, Birkenhead CH41 5LH



For Sale with Vacant Possession



3,623 sq ft

Area



£395,000

Price- OIEO



£32,750

Rates - RV



B-44

EPC

- Waterfront office development in a sought after location
- Located close to commuter links to Liverpool City Centre
- Contemporary and bright open plan office accommodation
- Secure gated development with designated car parking spaces
- Close to local amenities, transport links and riverside walks

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Location

The Abbots Quay office development is located on the Birkenhead Waterfront, directly off Monks Ferry, adjacent to the historic Cammell Laird Ship Building Yard. The offices overlook the River Mersey with views of the famous Liverpool Waterfront.

The development has excellent transport connections to Hamilton Square Station, M53 Motorway and both Mersey Tunnels.

Description

The office was built approximately 20 years ago and is set over two-storeys, with brick elevations and a pitched roof.

Internally, the property comprises of various smaller offices and meeting rooms partitioned within, with the main office space being open plan. There are kitchen and wc facilities on each floor.

The property is fully double glazed; ceilings are suspended and benefits from central heating.

The property is part of a secure gated development with designated car parking spaces.



Area

3,623 sq ft (336.58 sq m)

Tenure

Long Leasehold Interest of 250 years from 06.06.1996.

Price

Offers in excess of £395,000.

Rates

Rateable Value: £32,750

EPC

B-44

VAT

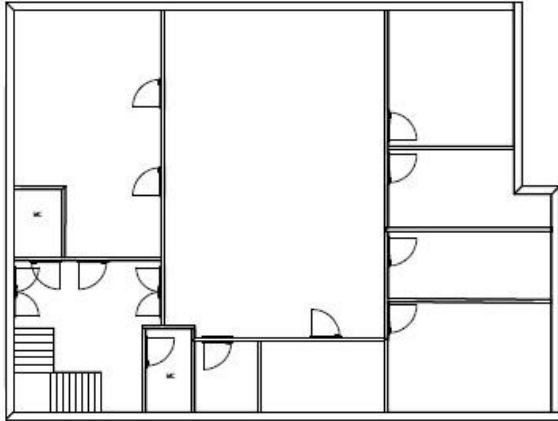
All figures are exclusive of VAT, which will be charged at the prevailing rate.

Legal costs

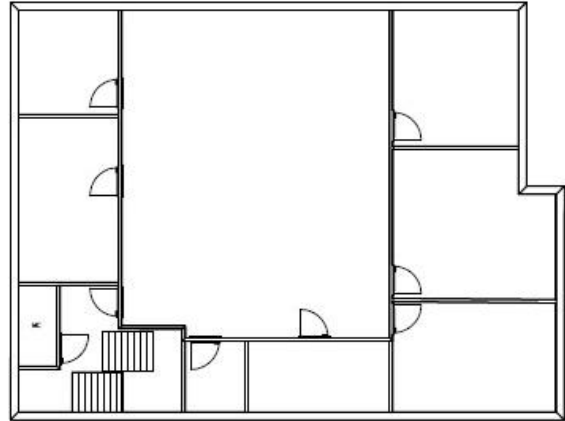
Each party to be responsible for their own legal costs.



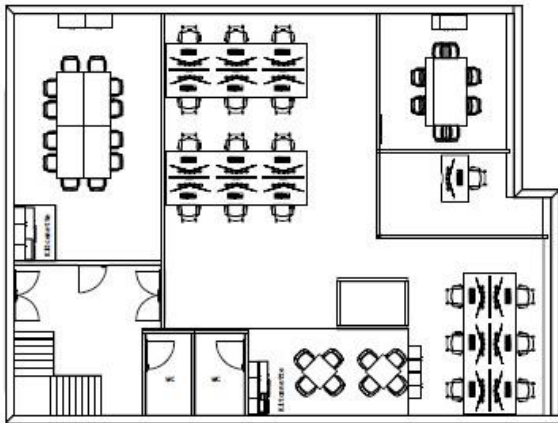
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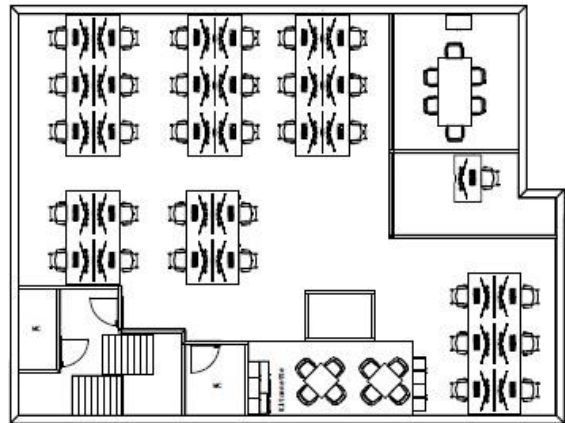
Ground floor existing



First floor existing



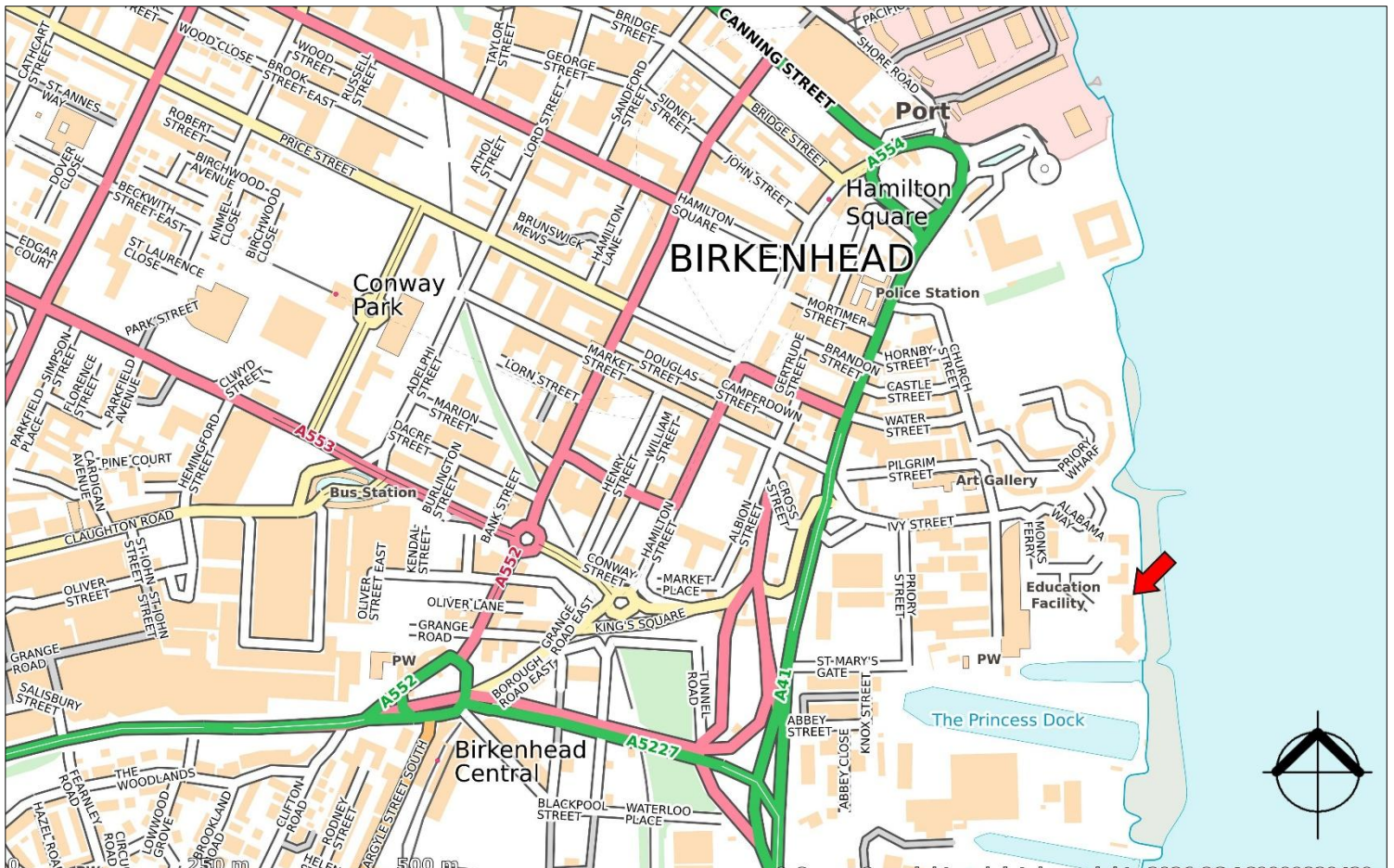
Ground floor proposed



First floor proposed



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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.
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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