

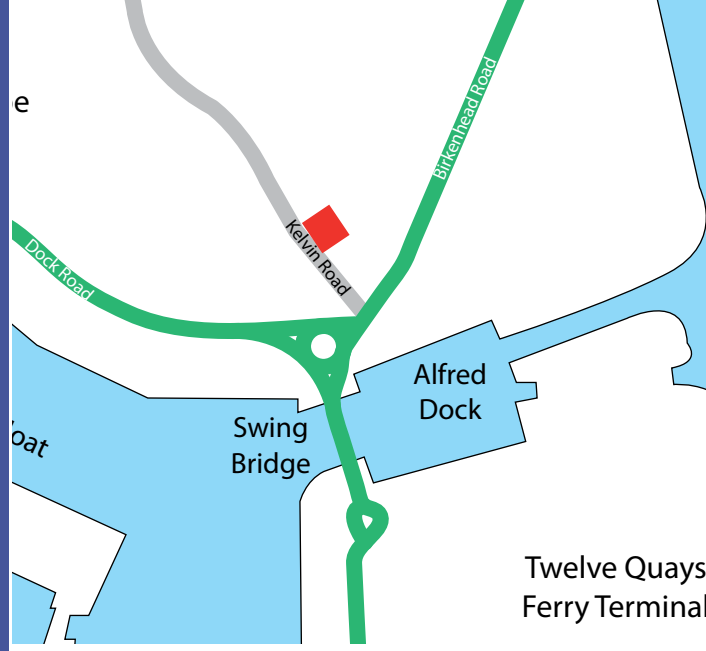
Gibraltar House
Kelvin Road Wallasey,
Merseyside CH44 7JW



Offices To Let

Business Centre & Traditional Suites Available

Offering a range of air conditioned offices
Suitable for one person up to an entire floor of 2,000 sq ft



LOCATION

Gibraltar House is conveniently located in the heart of Wirral Waters nearby to all of the planned major development projects.

The centre is within 1 mile of Hamilton Sq Merseyrail Station and close to Seacombe Ferry Terminal giving the property a range of public transport options alongside its accessible motorway and town centre access.

DESCRIPTION

Gibraltar House is an imposing 3 storey detached modern office building with private car parking.

The property has been developed to offer office suites across a range of sizes suitable for small and micro businesses.

All suites are air conditioned.

LEASES

Long or short term leases are available which can be precisely tailored to tenants needs in terms of lease length and repairing options. All inclusive leases are available with a single monthly payment encompassing all occupational costs.

FURTHER INFORMATION

Contact Roy Backhouse

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Twelve Quays Ferry Terminal

Gibraltar House
Kelvin Road, Wallasey
Merseyside CH44 7JW



RENTS

The rents below include all utilities, business rates, building insurance, service charges, basic wifi etc:-

Description	Size	per annum	per month
Ground Floor 1	614 sq ft	£15,530	£1,294
Ground Floor 2	159 sq ft	£4,770	£398
Ground Floor 3	248 sq ft	£7,440	£620
Ground Floor 4	243 sq ft	£7,549	£629
Ground Floor 5	763 sq ft	£19,075	£1,590
First Floor 1	1,147 sq ft	£28,725	£2,394
First Floor 2	258 sq ft	£7,740	£645
First Floor 3	875 sq ft	£21,875	£1,843

Description	Size	per annum	per month
2nd Floor 1	888 sq ft	£22,200	£1,850
2nd Floor 2	182 sq ft	£5,640	£470
2nd Floor 3	259 sq ft	£7,770	£648
2nd Floor 4	448 sq ft	£11,200	£933
2nd Floor 5	388 sq ft	£9,700	£808

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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