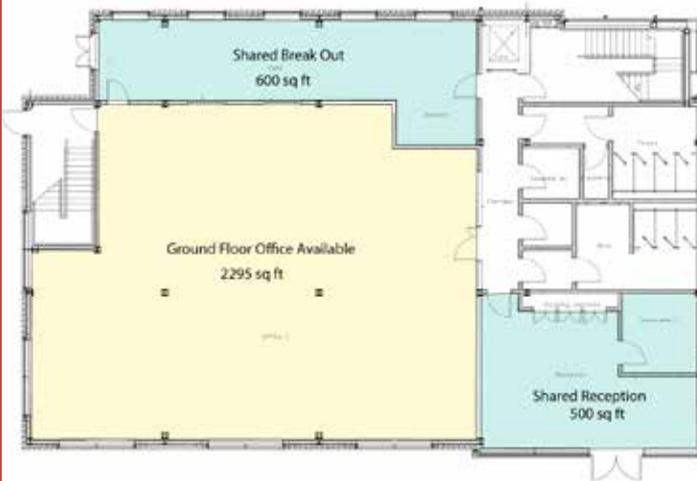


An aerial photograph of the Spinnaker House building, a modern structure with a prominent glass facade and a tan-colored section. The building is situated on a waterfront, with a large body of water visible in the background. To the left, there are several large, white industrial-style buildings. In the foreground, there is a paved parking lot with several cars parked, and a road with a double yellow line. The overall scene is bright and clear, suggesting a sunny day.

**Spinnaker House**  
Morpeth Wharf, Twelve Quays  
Wirral CH41 1LF

**Top Quality Offices**  
**Extensive Car Parking**  
2,600 sq ft



**LOCATION**

The property is located within the Twelve Quays area of Birkenhead.

**LEASE DETAILS**

New 5 year lease available

**DESCRIPTION**

Spinnaker House is one of the most exclusive office locations on the Wirral. The building is set in its own extensive grounds overlooking the docks and has the best car parking ratios of any building on Wirral.

**LEGAL COSTS**

Each party to pay their own legal costs.

**RENT**

£41,000 per annum including all bills and business rates. This equates to £15.79 per sq ft

**SERVICE CHARGE**

There will be an additional service charge to cover all other costs.

**VAT**

VAT is payable on the rent.



**Spinnaker House**  
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**ACCOMMODATION**

The approximate net internal areas are as follows:-

Property	Imperial	Metric
Ground floor Offices	2,295 sq ft	213 sq m
Shared Reception	500 sq ft	551 sq m
Shared Breakout	600 sq ft	551 sq m

**FURTHER INFORMATION**

Contact Roy Backhouse

EMAIL [roy@roybackhouse.co.uk](mailto:roy@roybackhouse.co.uk)

MOBILE 07595 219766



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**roybackhouse&co**

Commercial Property Consultants

**0151 541 2200**

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