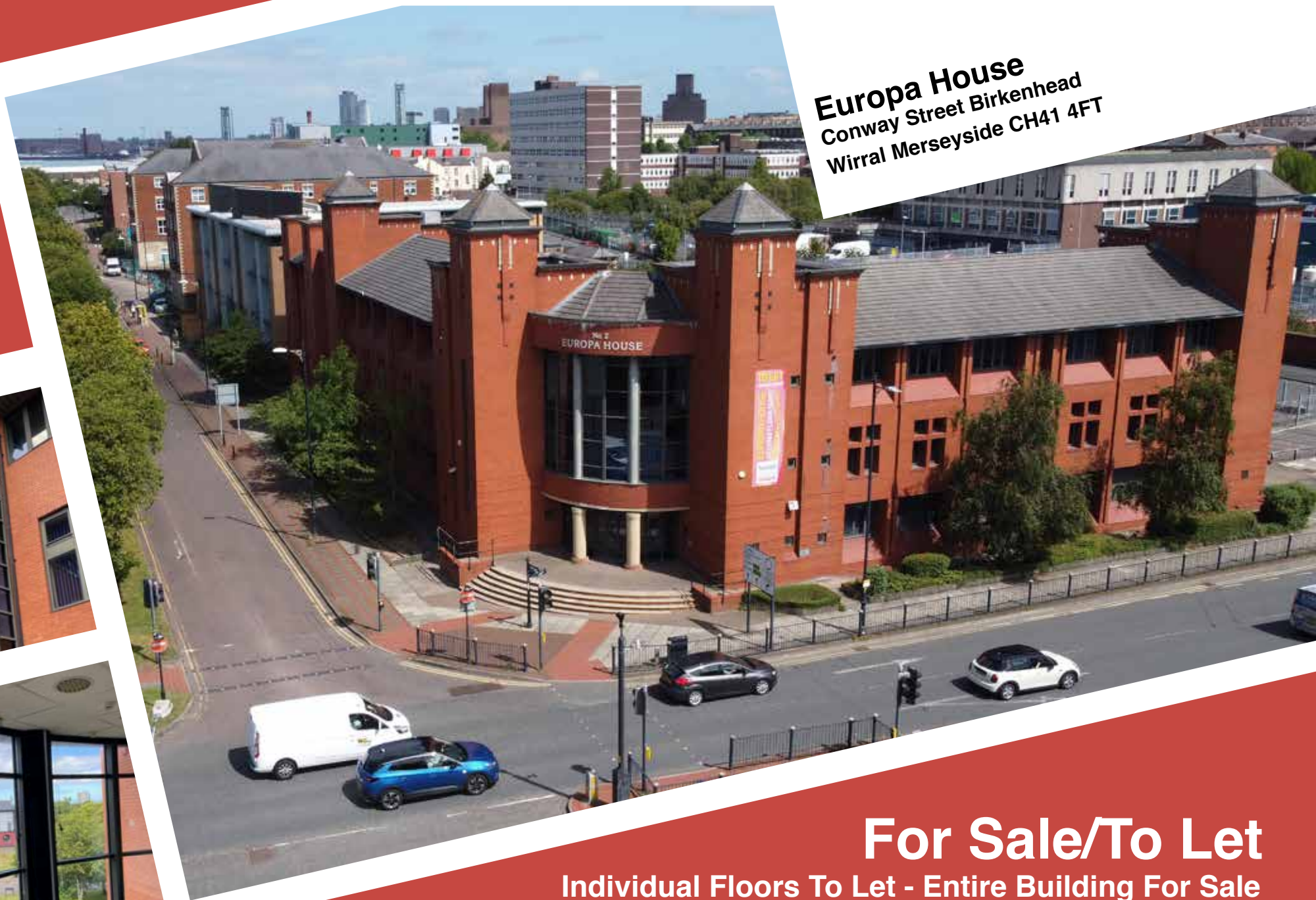


Europa House
Conway Street Birkenhead
Wirral Merseyside CH41 4FT



For Sale/To Let

Individual Floors To Let - Entire Building For Sale
2 suites of approx 3,000 sq ft per floor available
on site car parking 24 Spaces



LOCATION

The property occupies a prominent location at the junction of Europa Boulevard and Conway Street in the heart of the commercial district of Birkenhead close to the shops and leisure facilities and a stone's throw to the Merseyrail Station.

DESCRIPTION

The property comprises a 3 storey office building with 24 car parking spaces.

The building is one third let and two thirds vacant providing an owner occupier looking for an investment opportunity an ideal opportunity.

TENURE

The property is held on a 999 year lease at a peppercorn rent

EPC

A commercial EPC assessment has been instructed.

PRICE

Offers over £1,000,000

RENT

Each of the upper floors is available at a rent of £25,000 per annum exclusive'

SERVICE CHARGE

An annual service charge is payable.

FURTHER INFORMATION

Contact Roy Backhouse

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ACCOMMODATION

The approximate net internal areas are as follows:-

Description	Size (sq ft)	Size (sq m)
Ground Floor Office	2,883 sq ft	268 sq m
First Floor Office	3,116 sq ft	289 sq m
Second Floor Office	2,883 sq ft	268 sq m

TENURE

Long Leasehold - 999 years.

TENANCIES

Vacant possession will be provided on the two upper floors. The ground floor suite is let to ATOS IT Services UK Ltd on a lease dated 21 December 2021 for a term expiring 31 July 2028. There are tenant break clauses in 2023 and 2025

VAT

VAT may be payable on the rent/purchase price.

LEGAL COSTS

Each party to pay their own legal costs.

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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