



Land & Property

# TOWER QUAYS

OFFICES TO LET  
FLEXIBLE TERMS  
AVAILABLE



Tower Quays, Tower Road  
Birkenhead CH41 1BP



Wirral Waters

# Our Location

**Tower Quays is situated on the Western side of Tower Road (A554) in a popular well established office location in Birkenhead opposite the Twelve Quays Ferry Terminal.**

The offices benefit from excellent communication links being within short distances from both Mersey Tunnels leading to Liverpool City Centre and the Wirral Motorway (M53).

In addition, the area is well served by public transport with Conway Street, Birkenhead Park and Birkenhead Hamilton Square railway stations all within easy reach as well as many bus routes in and around the area.

In addition to highly accessible local amenities, the immediate vicinity is undergoing a continuing regeneration programme which has recently seen the opening of Wirral Metropolitan College together with the recently completed 48,000 sq ft Tower Wharf development.





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# Information

## Description

The premises provide a combination of 1 and 2 storey modern office buildings of brick construction and are able to provide a variety of different suite sizes to accommodate specific occupier requirements.

The units offer varying layouts although are, in essence, open plan and therefore provide very flexible accommodation.

The offices may be suitable for a variety of uses subject to planning consent where necessary.

## Accommodation

The offices provide a number of accommodation solutions ranging from 690sq.ft to 5,250 sq.ft. For further information in relation to current availability please contact the joint letting agents

## Terms

The units are available by way of new FRI leases. Competitive and flexible tenancies may be granted subject to overall terms agreed.

## Service Charge

There is an estates charge applicable to the accommodation to cover maintenance and upkeep of the common areas and the main fabric of the structure.

## Business Rates

The suites are separately assessed for rating purposes. Further details are available from the joint agents or direct from the Local Authority Business Rates Department.

## EPC

Each office has its own separate Energy Performance Certificate and is available upon request.

## VAT

All prices and rents are quoted exclusive of VAT to which they will be liable at the prevailing rate.



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## CONTACT US

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