

# GROUND FLOOR OFFICE SPACE



## GLASS BARREL OFFICES

**Market Street Birkenhead Town Centre  
CH41 5ER**

- Immediately available
- Fully self-contained
- Basement storage included

**1,273 sq ft (118.3 sq m)**



# Glass Barrel Offices, Market Street, Birkenhead Town Centre CH41 5ER

## LOCATION

Glass Barrel Offices are located on Market Street within Birkenhead Town Centre. The premises are located in the 'Hamilton Quarter' and close to Hamilton Square and a variety of bus and train stations.

The building is also conveniently located close to the Queensway Mersey Tunnel providing easy access to Liverpool.

## DESCRIPTION

Glass Barrel Offices comprise the ground floor and basement storage area of the building. There is a mix of private and open-plan office areas including a reception area with one-on-one meeting room. Disabled access is available via the entrance at the rear.

The specification includes:

- Cat II ceiling mounted lighting
- Gas Central Heating
- Kitchen area
- Male, Female and Disabled WCs.
- Parking for one vehicle at rear

## ACCOMMODATION

The units extend to the following approximate total floor area:

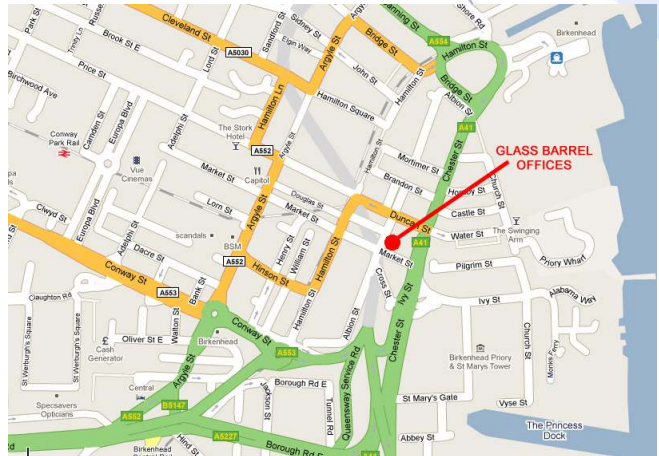
Ground Floor – 1,273 sq ft (118.3 sq m)

## BUSINESS RATES

The tenant will be responsible for any business rates levied on the demise by the Local Authority.

## TERMS

The accommodation is available on a new lease for terms to be agreed on full repairing and insuring bases.



## VAT

All prices, outgoings and rentals quoted are exclusive of VAT to which they may be liable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## VIEWING

For further information or to arrange a viewing please contact:

Tony Reed / Andrew Byrne

Tel: 0151 255 0755

Fax: 0151 255 1181

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## SUBJECT TO CONTRACT

**August 2010**



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