

FOR SALE

KINGSGATE

1 Tower Wharf,
Birkenhead
CH41 1LH



LANDWOOD
GROUP

ACTING ON BEHALF OF THE
JOINT ADMINISTRATORS
STEVEN WILLIAM AND DAVID
ACLAND OF FRP ADVISORY
TRADING LIMITED.

FRP



LIVERPOOL CITY CENTRE

River Mersey

WALLASEY DOCK

TIPOGRAFIK

KINGSGATE

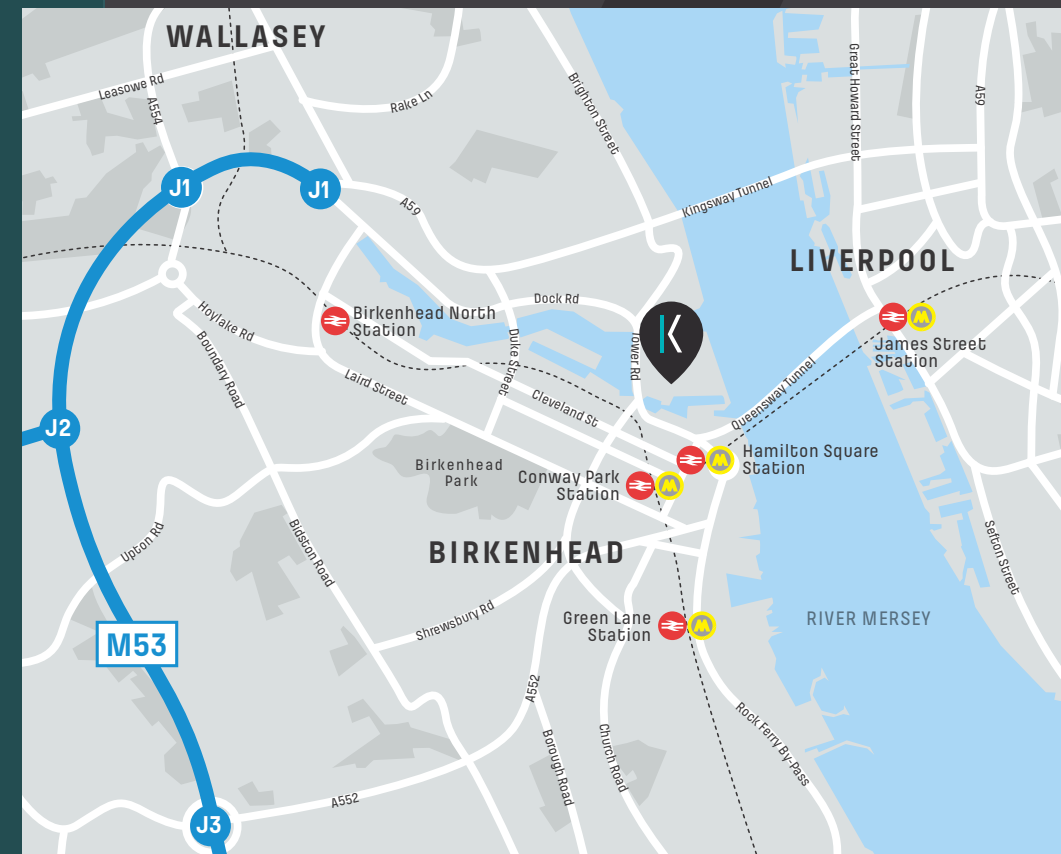
FAIVELEY TRANSPORT

WIRRAL MET COLLEGE
TWELVE QUAYS CAMPUS

WIRRAL MET COLLEGE
WIRRAL WATERS CAMPUS

LOCATION

THE PROPERTY IS IN AN EXCELLENT LOCATION APPROXIMATELY 0.75 MILE NORTH OF BIRKENHEAD TOWN CENTRE, WITH GOOD TRANSPORT LINKS BEING WITHIN WALKING DISTANCE OF BOTH HAMILTON SQUARE AND CONWAY PARK MERSEYRAIL STATIONS.



DRIVE TIMES



LOCATION	DISTANCE	TIME
Liverpool	3.8 miles	13 mins
Chester	25 miles	35 mins
Manchester	37 miles	1 hr 23 min

There is easy access via road to **Liverpool City Centre** in under 15 minutes with entrances to the Queensway and Kingsway Tunnels within 0.75 mile.

Junction 1 of the **M53 motorway** is within **2.5 miles**.



The nearest airports are **Liverpool John Lennon** and **Manchester Airport** within

8 and 30 miles respectively.



The property is within the 500 acre Wirral Waters Regeneration Scheme. one of the UK's biggest dockland regeneration schemes. This brings modern infrastructure, ongoing investment, and a growing commercial ecosystem with Grade A office stock and related amenities.





River Mersey

HAMILTON SQUARE
GARDENS

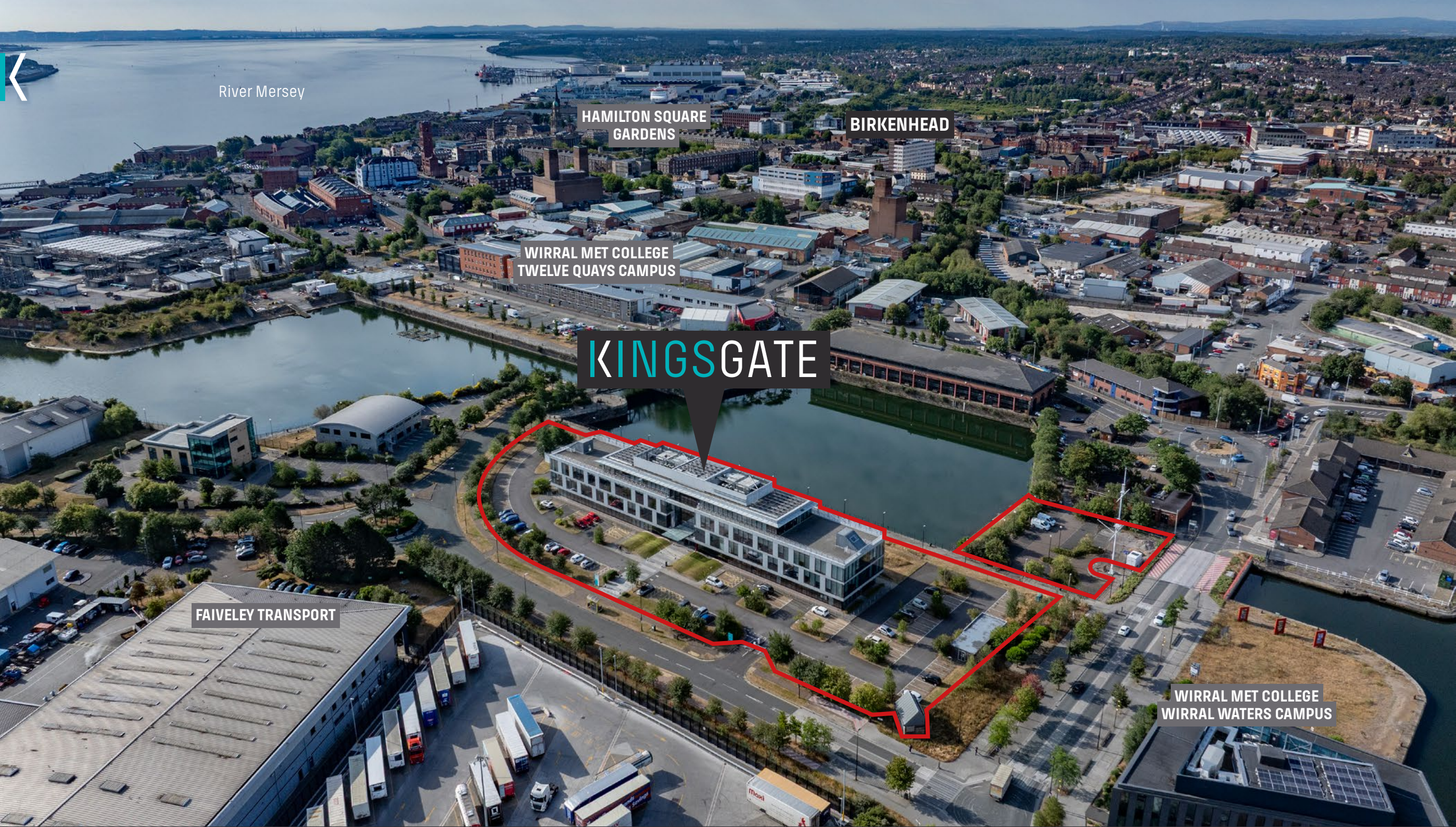
BIRKENHEAD

WIRRAL MET COLLEGE
TWELVE QUAYS CAMPUS

KINGSGATE

FAIVELEY TRANSPORT

WIRRAL MET COLLEGE
WIRRAL WATERS CAMPUS



DESCRIPTION

THE PROPERTY WAS CONSTRUCTED IN 2015, AND COMPRISES A MODERN, SELF-CONTAINED FOUR STOREY OFFICE BUILDING EXTENDING TO **APPROXIMATELY 4,555 SQM (49,035 SQ FT)**.

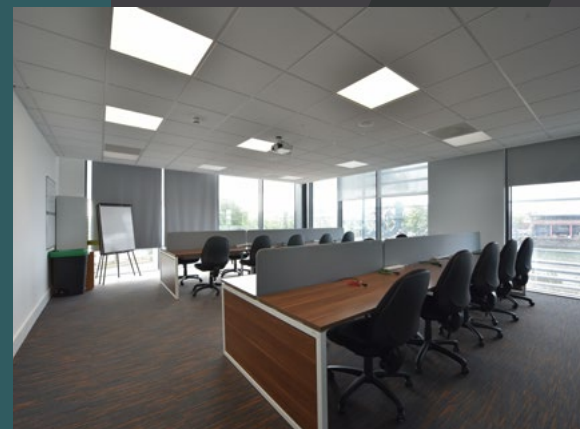


SITUATED ON A SITE EXTENDING TO **APPROXIMATELY 2.9 ACRES**, THERE IS PARKING FOR CIRCA 125 VEHICLES NEXT TO THE BUILDING AND ON SEPARATE PARCEL THERE'S PARKING FOR FURTHER 40 VEHICLES.



Across the building there is a variety of accommodation layouts, with a predominantly open plan arrangement, with areas where private meeting rooms, directors' offices and a boardroom are provided.

The specification incorporates solid floors to each level, with suspended ceilings, recessed LED lighting, CCTV and is heated and cooled via an air conditioning system.



The property is of steel frame construction, incorporating full height double glazed aluminium windows, beneath a flat roof which has a paving slab finish.

The building is constructed over ground and three upper floors, with office wings either side of a central service core, incorporating two passenger lifts, male and female WCs, shower rooms and staff canteen. The third floor has a smaller floor plate but has external paved terraces to east and west elevations.

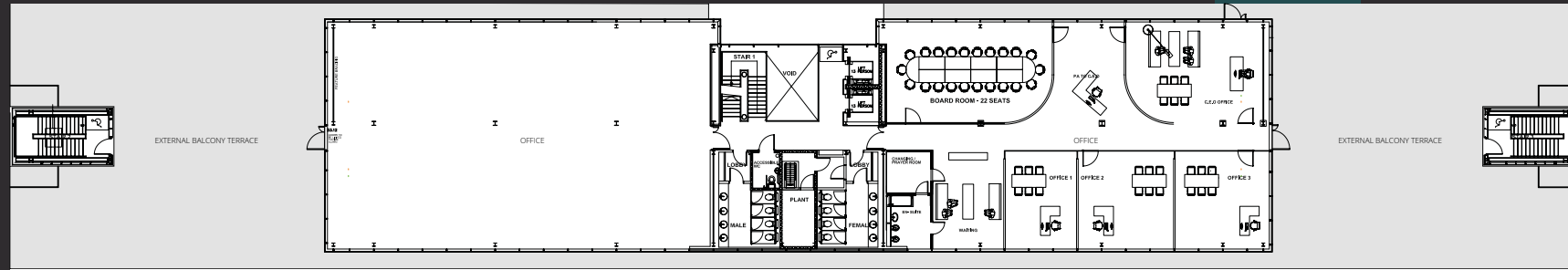


TENURE

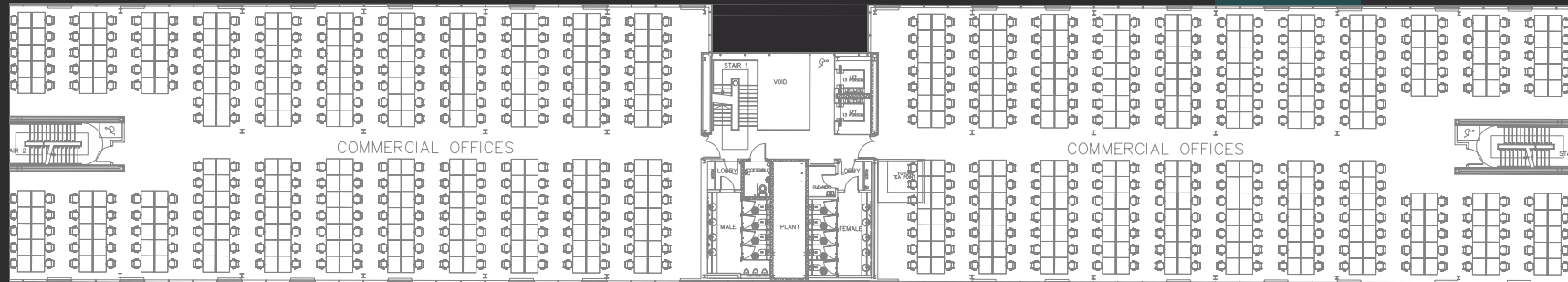
Freehold (Title number MS617758). Although currently occupied offered with vacant possession.

ACCOMMODATION

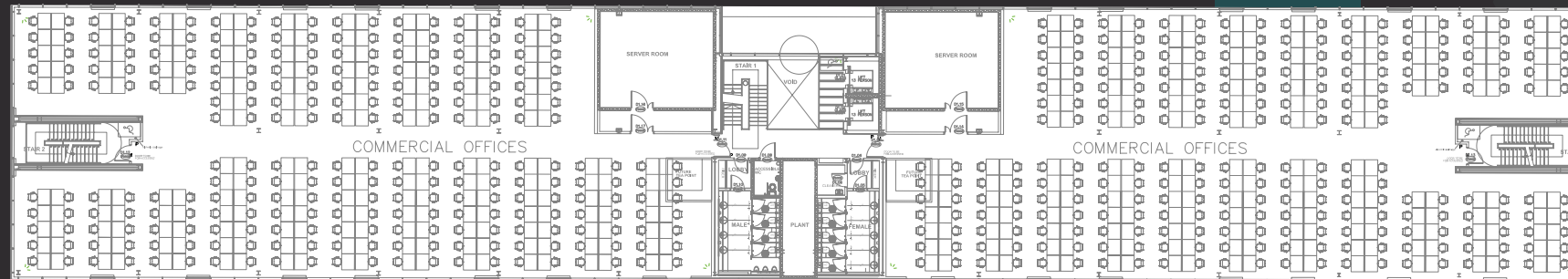
THIRD FLOOR
7,167 SQ FT
(665.84 SQ M)



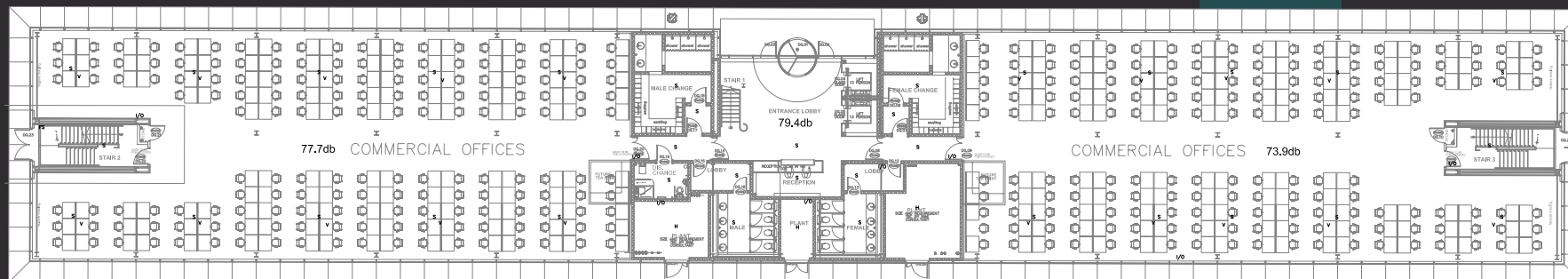
SECOND FLOOR
15,271 SQ FT
(1,418.78 SQ M)



FIRST FLOOR
15,045 SQ FT
(1,397.72 SQ M)



GROUND FLOOR
11,444 SQ FT
(1,063.20 SQ M)



TOTAL FLOOR AREA
48,927 SQ FT
(4,545.54 SQ M)



INFORMATION PACK

Access to more detailed information on request, including Title, Floorplans, Building Reports Etc.

PRICE

Offers in excess of £3,000,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

The property's energy rating is A.

VAT

All figures quoted are exclusive of VAT. We understand an option to tax has been made so VAT will apply.

**LANDWOOD
GROUP**



VIEWINGS

Strictly by appointment.

JAMES ASHWORTH
Partner

T: 0161 967 0122
E: james.ashworth@landwoodgroup.com

AMY SELFE
Associate Director

T: 0161 967 0122
E: amy.selfe@landwoodgroup.com

Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith, however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability; in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.