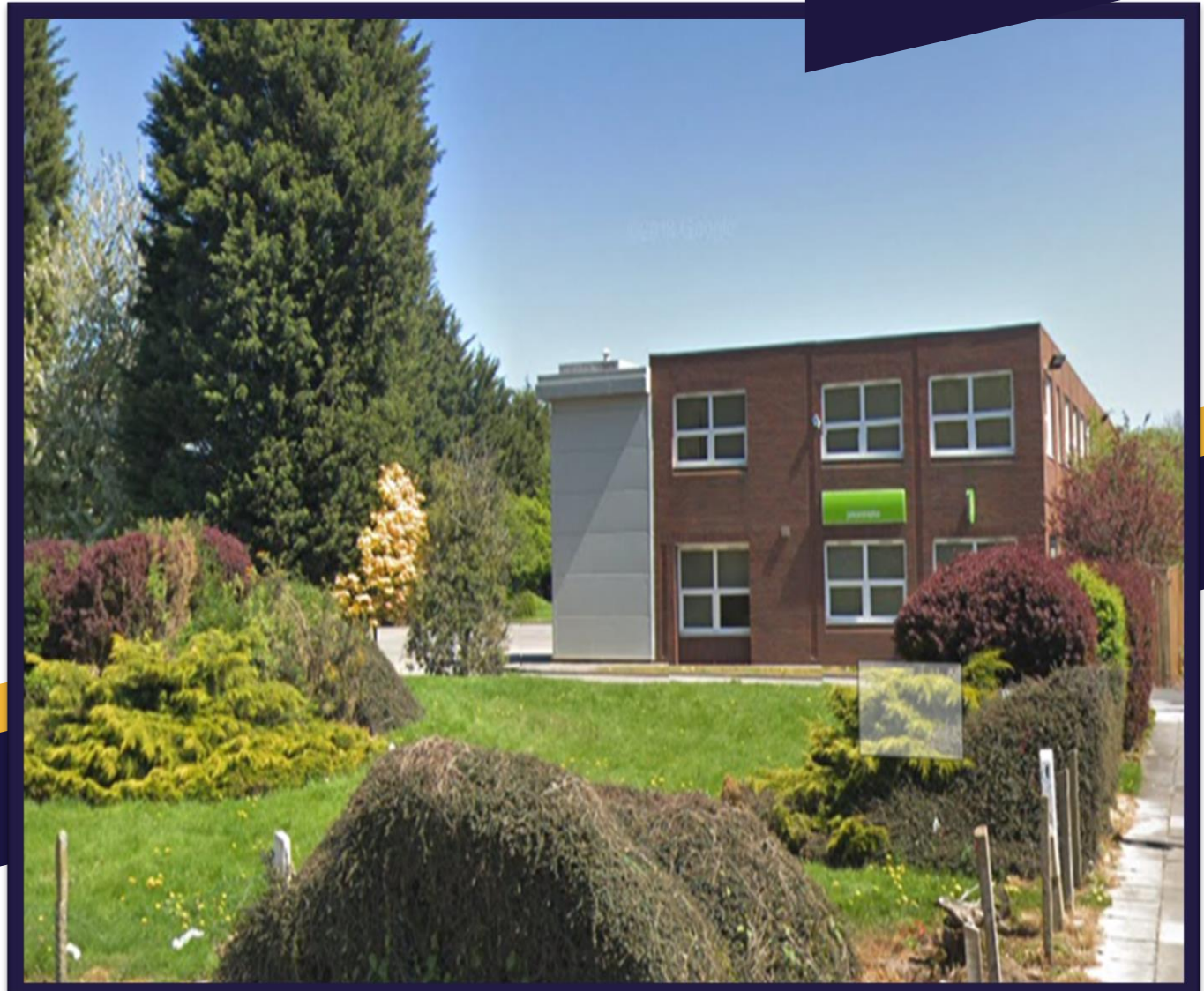


# Port Causeway House

Bromborough

**Wirral**  
**CH62 4TG**

10,182 Sq. ft  
Self-Contained  
Office Building  
Available for Lease





# PROPERTY HIGHLIGHTS

The property is located within Bromborough adjacent to the A41, New Chester Road. Bromborough is located within the East of the Metropolitan Borough of Wirral and to the south of the City Centre approximately 15-minute drive. The property is in close proximity to Croft Business Park and is adjacent Aldi Supermarket to the rear. The nearest train station is Port Sunlight Train Station approximately 1.0 miles from the site along with the M53 Motorway.

The property itself is a two-storey brick construction with an extended glassed entrance. The roof is flat with double glazed uPVC windows throughout each floor. The Property is available as a self-contained opportunity which is partially fitted out to include meeting rooms and was previously used as a Job Centre.

The specification includes:

- Raised Flooring
- Radiator heating
- EPC C
- DDA Complaint Lift
- Perimeter trunking
- Suspended Ceiling
- LED Lighting
- Car Parking available



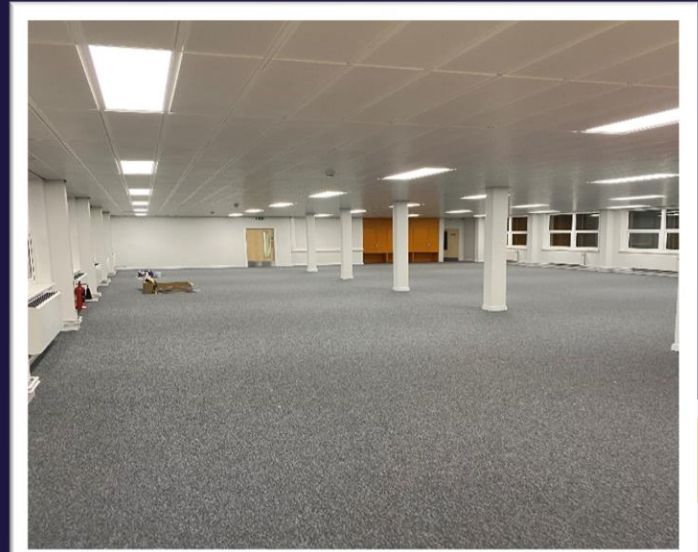
# PROPERTY HIGHLIGHTS

## Available Now:

Floor	Size (SQ FT) NIA	SQ M
Ground	5,091	472
1 <sup>st</sup>	5,091	472
Total	10,182	945

### Reception

- The building features a spacious and modern reception area, creating a professional and welcoming first impression for visitors.



### Meeting Rooms

- The building offers generous meeting room space, providing flexible, well-equipped environments for collaboration, presentations, and private discussions.



### Break out

- The building offers recently refurbished office accommodation and includes kitchen and toilets.

# FLOOR PLAN



**Fitted space**



**Kitchen/Breakout spaces**



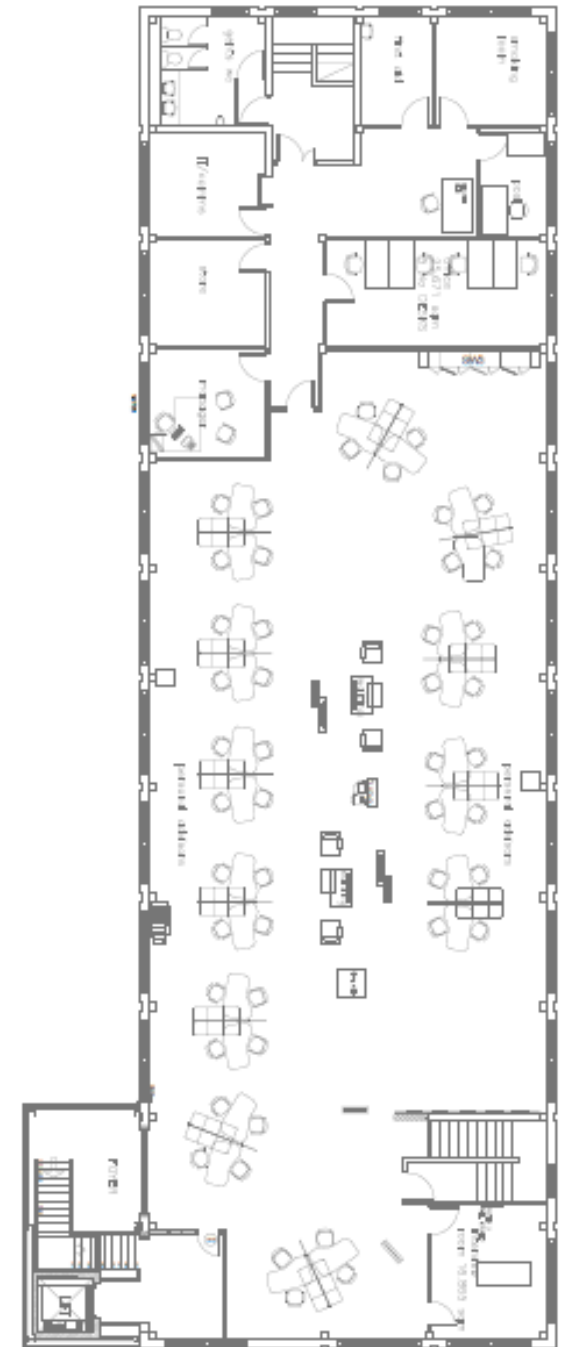
**Private Offices**



**Meeting Rooms**

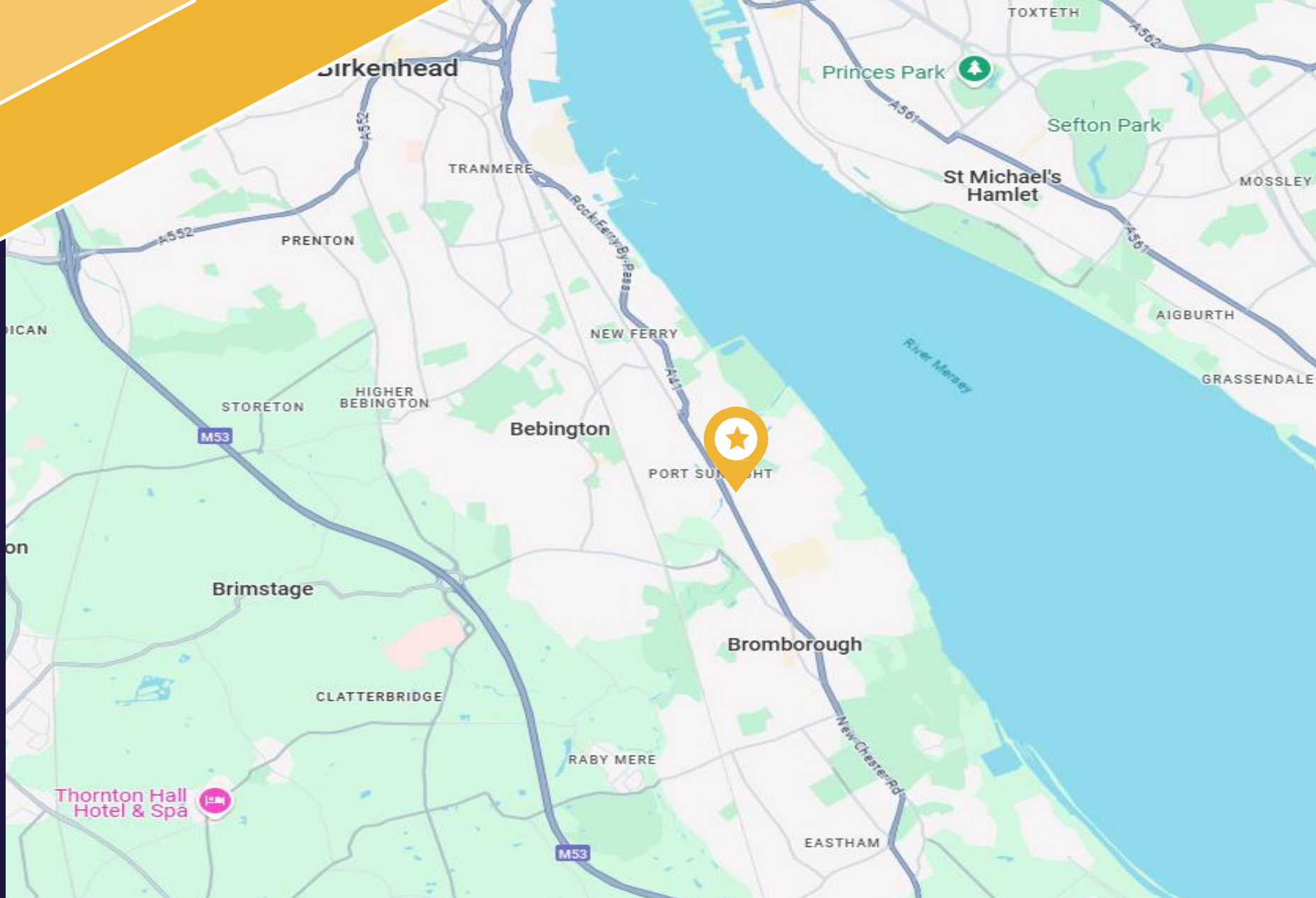


**DDA Complaint Lift**



**Indicative 1<sup>st</sup> Floor Layout Plan**

# LOCATION



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# FURTHER INFORMATION

## Terms

The suite is available by way of an assignment or by way of a new lease with the landlord, subject to agreed terms.

## Rent

Further information on request.

## EPC

Available on request.

## Viewings

Strictly by appointment.

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