

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

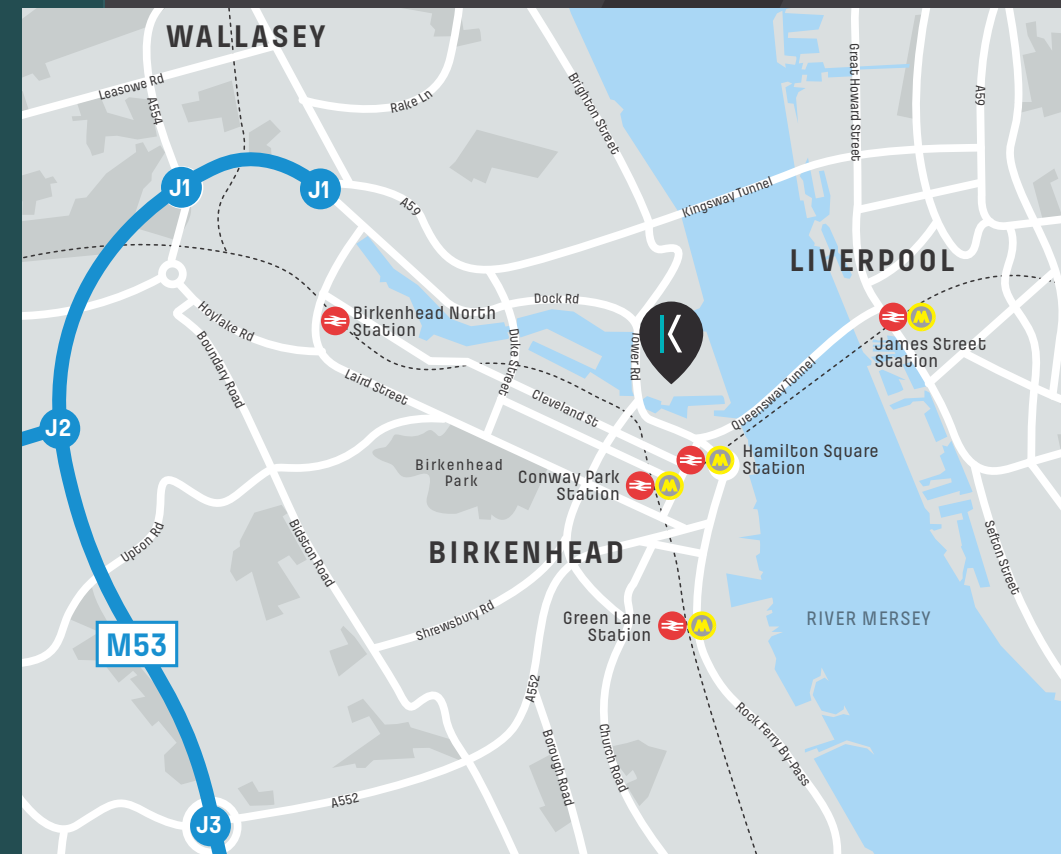
FAIVELEY TRANSPORT

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.





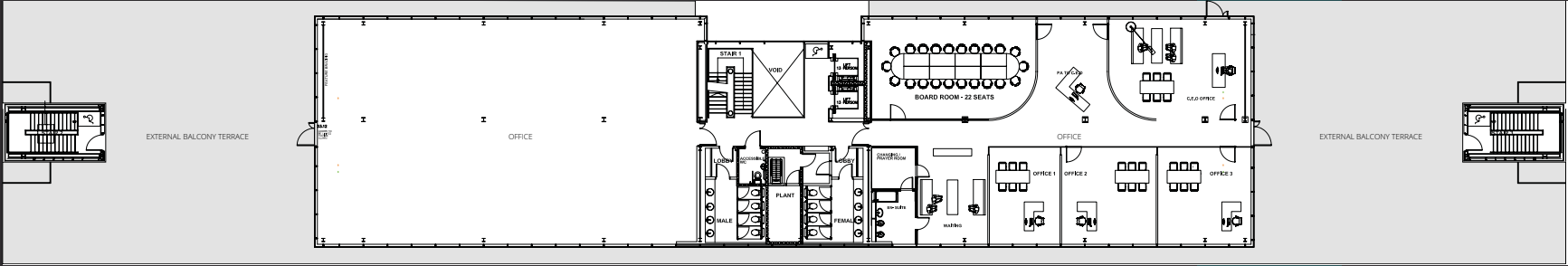
TENURE

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

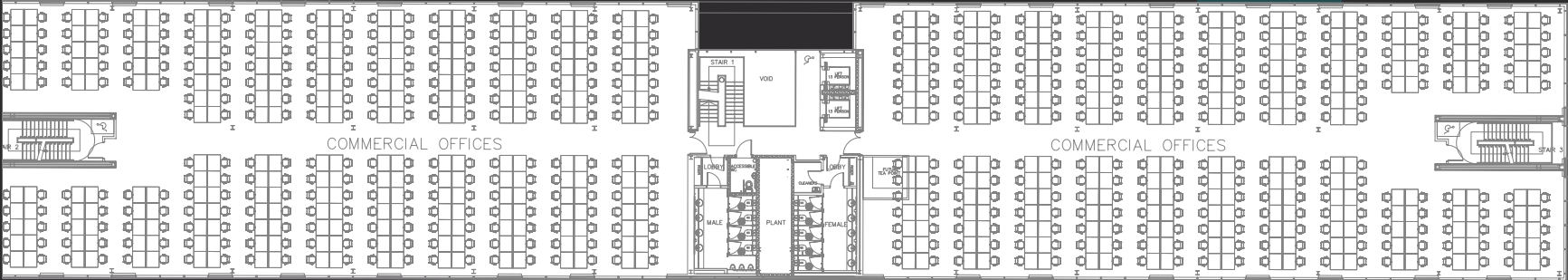


ACCOMMODATION

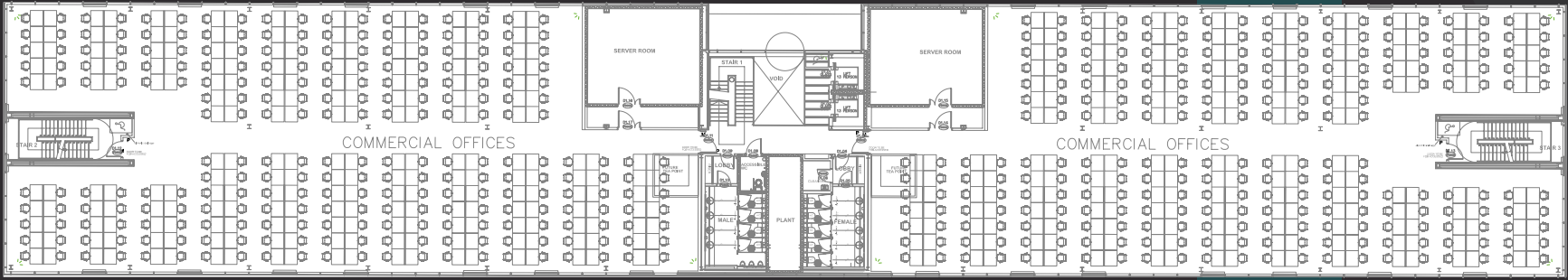
THIRD FLOOR
665.84 SQ FT
(7,167 SQ M)



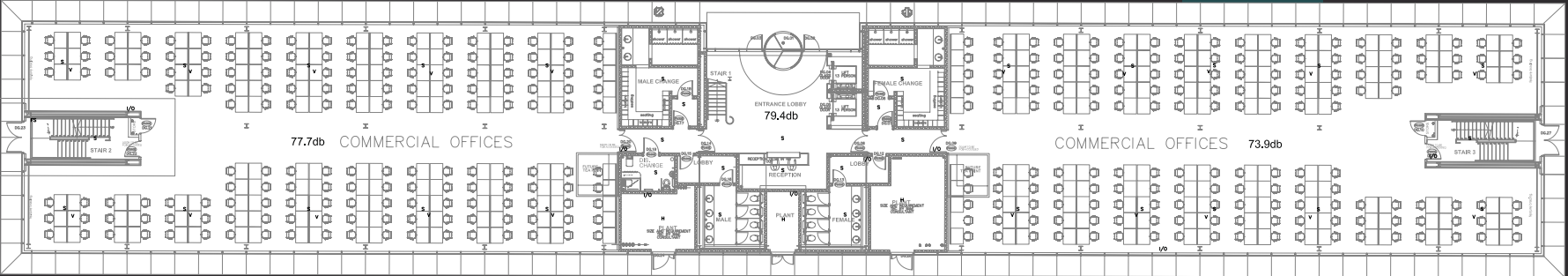
SECOND FLOOR
1,418.78 SQ FT
(15,271 SQ M)



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



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



TOTAL FLOOR AREA
4,545.54 SQ FT
(48,927 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.

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