



Description

A redevelopment opportunity suitable for conversion for residential use or Budget Hotel subject to any consents. There is also possibility to add extra floors subject to gaining any necessary planning consents. Birkenhead House is a modern 1980s style office building of concrete frame construction with a flat roof. Windows are aluminium framed and double glazed throughout with feature 'north-light' windows to Second floor level at the front elevation providing excellent natural light. Accommodation is arranged over Lower Ground, Upper Ground, First and Second Floor levels with each floor being accessible via two lifts, one located at Price Street entrance and the other to the rear Market Street access. Birkenhead House comprises 23,616 sq ft (2,193 sq m). With each floor plate having the following areas: Lower Ground Floor 371m² 3997ft² Ground Floor 553m² 5956ft² First Floor 644m² 6927ft² Second Floor 436m² 4690ft² Lower Ground Floor Storage 190m² 2046ft² Servicing is to the rear of the building from Market Street, where a small car park compound can be found. It provides flexible accommodation with amenity blocks on each floor. The open floor plates provide easily divisible space. Public transport is excellent with the property being close to two Merseyrail stations, regular bus routes, Woodside Mersey Ferry terminal, the Mersey Tunnels with easy access to the national motorway network.



Situated

Birkenhead House is situated close to the heart of Birkenhead town centre and all it has to offer including the Pyramids Shopping Centre, which houses many high street brands. Regular bus services run along Argyle Street and the entrance to the Wallasey/Liverpool Kingsway Tunnel is within a 10 minute drive. The Birkenhead/Liverpool Queensway Tunnel in just a 5 minute drive. Merseyrail links via the Wirral Line, providing direct access to Liverpool city centre loop line and Lime Street main line station can be accessed via Conway Park station which is just 5 minutes walk from the building

EPC Rating

E