

# John Brown & Co

**07857 880619**

[www.brownpropertyconsultancy.co.uk](http://www.brownpropertyconsultancy.co.uk)

## OFFICES TO LET

### Suites 4 & 8 Trinity Chambers

Ivy Street Birkenhead CH



**1,075 - 2,315 SQ FT (99.8 - 215.1 SQ M)**

Two Self-Contained Offices

Open Plan

Available Now

Allocated on Site Parking

Close Proximity to Birkenhead Tunnel

For further information  
or to arrange a viewing  
contact John Brown

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# SUITES 4 & 8 TRINITY CHAMBERS

## LOCATION

The property is located on Ivy Street immediately turning right out of the Birkenhead Tunnel and is in a short distance of the local Hamilton Square Metro and Birkenhead Town Centre.

## DESCRIPTION

The suites are both situated to the ground floor and are self-contained with their own kitchen and WCs. Suite 8 is fully open plan whilst suite 4 has a three small demountable cellular offices. Both suites are carpeted, alarmed and have allocated parking.

## FLOOR AREA

The areas set out are measured in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal basis:

Suite 4 - 1,073 sq ft (99.8 sq m)

Suite 8 - 1,240 sq ft (115.1 sq m)

## RENT

We are quoting a rent of £7.50 per sq ft, per annum, exclusive.

## TENURE

The suites are available by way of new FRI leases on terms to be agreed.

## VAT

VAT will be charged at the prevailing rate, if applicable.



## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the legal documentation and any stamp duty thereon.

## ENERGY PERFORMANCE CERTIFICATE

EPCs are available on request and each suite is rated at Grade C (66) and C(59) respectively.

## RATES PAYABLE 2012/13

We understand the business rates. for the suites are

**For viewing and further information  
please contact John Brown:**



## SUBJECT TO CONTRACT

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

Date of photographs and details: September 2013

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# Suites 4 & 8 Trinity Chambers

## Energy Performance Certificate

Non-Domestic Building

Unit 4 Trinity Chambers  
Ivy Street  
BIRKENHEAD  
CH41 5EF

Certificate Reference Number:  
0660-0637-2439-6903-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

66

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 119  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 44.07

### Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

85 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Energy Performance Certificate

Non-Domestic Building

Unit 8  
Trinity Chambers  
Ivy Street  
BIRKENHEAD  
CH41 5EF

Certificate Reference Number:  
0030-8954-0347-7620-4054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

59

This is how energy efficient the building is.

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 120  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 41.62

### Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

79 If typical of the existing stock

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