



Gateway House

New Chester Road, Bromborough, Wirral, CH62 3NX





GATEWAY HOUSE

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HURSTWOOD HOLDINGS
GRADE A OFFICES TO LET
FLEXIBLE TERMS
350 TO 32,200 SQ FT
All Enquiries
0161 220 1999
www.hurstwoodholdings.com

UNDER NEW OWNERSHIP

MIRRAL INTERNATIONAL BUSINESS PARK



GRADE A OFFICE SPACE | FLEXIBLE TERMS TO LET | 220 - 32,200 SQ FT

Gateway House provides modern Grade A office accommodation over four floors. It also benefits from excellent transport links via rail, bus and motorway networks.

Strategically situated on the established Wirral International Business Park; one of the region's most successful business destinations attracting high profile occupiers and an increasing number of major international companies.

The landmark building benefits from prominent frontage on to the A41 (New Chester Road). It also offers access to the M56 / M60 motorway networks via the M53 together with excellent public transport links.

THE GATEWAY TO YOUR NEW BUSINESS DESTINATION



New Chester Road, Bromborough,
Wirral CH62 3NX

Strategically Located

Gateway House fronts the A41 (New Chester Road) at the entrance to Wirral International Business Park.

The Kingsway and Queensway tunnels provide direct access to Liverpool city centre 8 miles away with Chester laying 12 miles to the north and Birkenhead only 2 miles to the south.

Bromborough Merseyrail Station, together with an extensive bus network, is within walking distance. The Birkenhead Docks and Port of Liverpool are 6 miles away.

The popular Croft Retail and Leisure park, which provides over half a million square feet of enticing amenities including a Marks & Spencer, Nando's, KFC, Costa Coffee, Boots, Dunelm, PureGym, Starbucks and Cheshire Oaks is within walking distance.






Excellently connected

Drive Times:

Liverpool	20 mins	8 miles
Chester	25 mins	12 miles
M6	38 mins	34 miles

Local Public Transport

 Bromborough Rake Station	15 min walk	0.8 miles
 Bromborough Station	20 min walk	1.1 miles
 X1 Gold (Via Birkenhead)	32 Mins	every 15 mins





Old Hall Road

A41

A41

New Chester Road

TO LET
10,000 SQ FT
OFFICE SPACE
FLEXIBLE
TERMS

CLINICARGO



Local Retail, Leisure, Business and

1. Bromborough Rake Station (Merseyrail)
2. Gateway House (Wirral International Business Park)
3. The Croft Retail &
 - McDonald's
 - The Range
 - PureGym Bromborough
 - ODEON Luxe
1. Pets at



1. Screwfix
5. Kwik Fit - Bromborough
6. Smart Storage Wirral
7. Eastham Country Park
8. Eastham Ferry Hotel
9. B&M
10. Matalan



EXCEEDING EXPECTATIONS

Gateway House has been recently refurbished to transform the first and second floors to provide smaller & flexible private office suites benefiting from:

Comfortable break-out areas

Shower facilities

Modern kitchen with breakfast bar

Private meeting rooms

Integrated LED lighting

Super fast connectivity

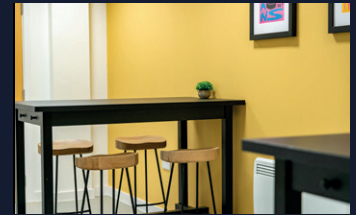
Suspended ceilings

2 x 12 person access lifts

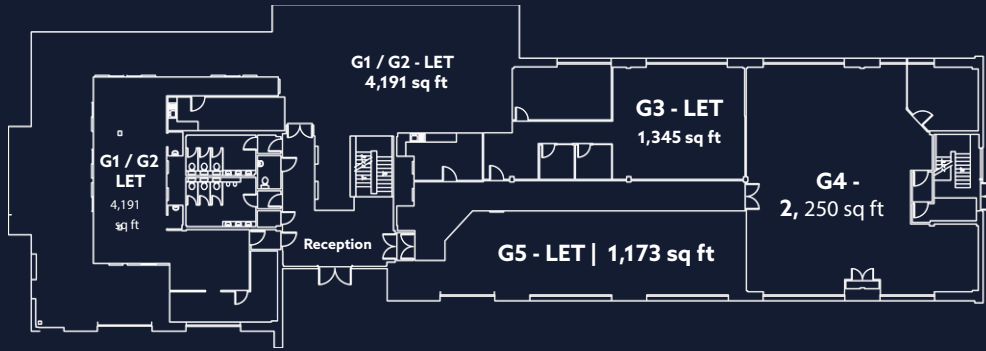
124 car parking spaces

4 pipe fan coil air conditioning

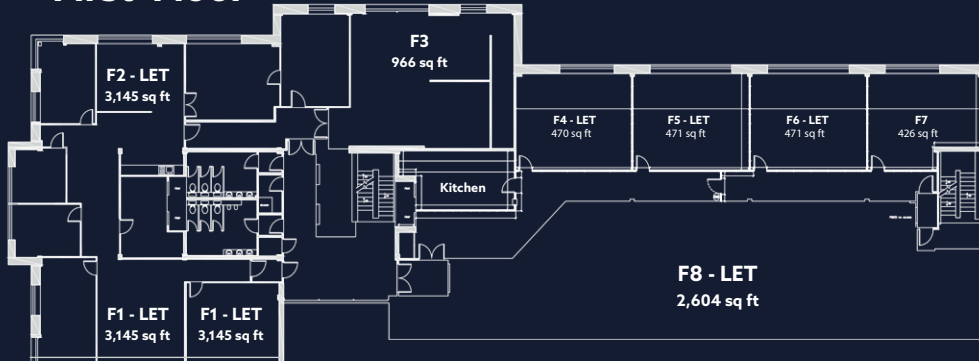




Ground Floor



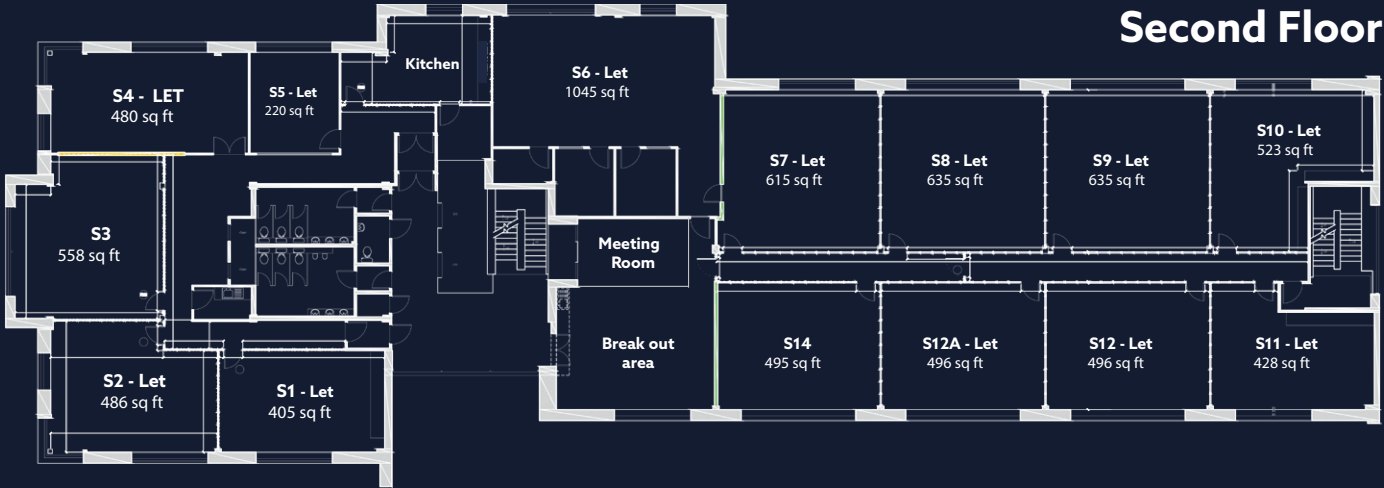
First Floor



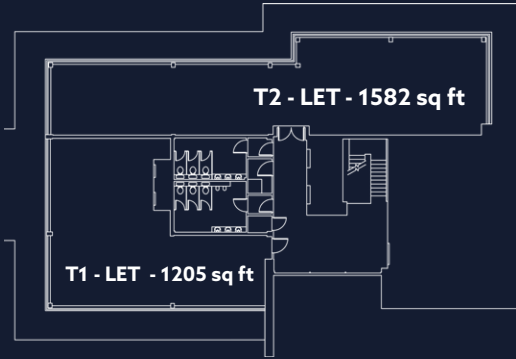
Accommodation

	Space Available	Rent	Service Charge
Grd	G4 - 2,250 sqft	£1,679 per month	£4.75 per sq ft
1st	F3 - 966 sqft	£720 per month	£4.75 per sq ft
1st	F7 - 426 sqft	£532 per month	N/A

Second Floor



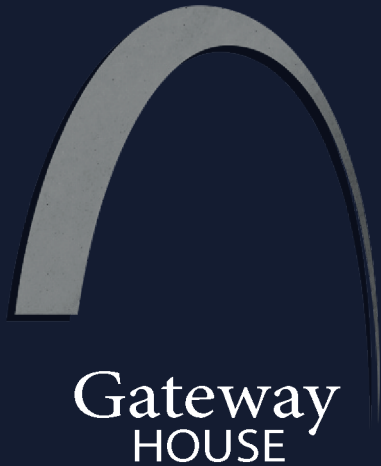
Third Floor



Accommodation

	Space Available	Rent	Service charge
2nd	S3 - 558 sqft	£767 per month	N/A





CONTACT US

For further information or viewings, please contact.



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TERMS

The ground, business centre third floors are available by way of equivalent internal repairing and insuring lease for a term to be agreed.

EPC

EPC document is available on request.

RATEABLE VALUE

Interested parties are advised to make their own enquiries with the local council.

The property is elected for VAT

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WALK-THROUGH**