

TO LET

SELF-CONTAINED INDUSTRIAL / WAREHOUSE FACILITY
126,919 SQ FT (11,791 SQ M)

- / **10 Level dock loading doors**
- / **Large self-contained yard
circa 2.5 acres**
- / **Separate two storey office/
amenity block**
- / **11.61 metre eaves**
- / **600 kVA power supply**

COMMERCIAL ROAD,
BROMBOROUGH,
WIRRAL **CH62 3NL**

FLOW // 127

BUILDING TO BE FULLY REFURBISHED



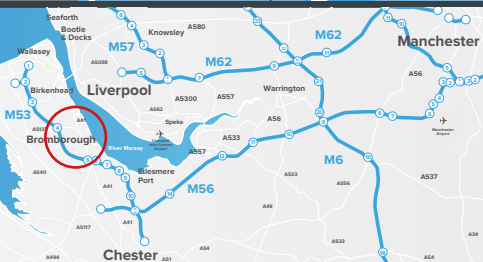


LOCATION

The premises are located on Commercial Road, off Stadium Road, on the Wirral International Business Park. The business park sits between the River Mersey and the A41 New Chester Road, a main road providing access to the M53 which connects to the M56 motorway, which in turn links to the M6 and the national motorway network.

| | | |
|-------------------------------|-----------|----------|
| Queensway Tunnel to Liverpool | 7 miles | 20 mins |
| M53 Junction 5 | 3 miles | 7 mins |
| Chester | 18 miles | 22 mins |
| Manchester | 43 miles | 50 mins |
| Birmingham | 100 miles | 100 mins |
| Liverpool John Lennon Airport | 15 miles | 40 mins |
| Manchester airport | 37 | 40 mins |

Source: Googlemaps



FLOW 127

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and set out the gross internal areas below;

| Description | Area sq m | Area sq ft |
|--------------------------------|------------------|----------------|
| Warehouse/production | 9,566.43 | 102,972 |
| Works offices/Ancillary/Stores | 497.98 | 5,360 |
| GF Offices | 288.36 | 3,104 |
| FF Offices | 283.02 | 3,046 |
| Security Cabin | 24.85 | 267 |
| Canopy | 1,130.50 | 1,141 |
| Total GIA | 11,791.14 | 126,919 |

THE PROPERTY

The property comprises a high bay, self-contained, industrial/warehouse facility of 126,919 sq ft and is to be extensively refurbished including;

- / New roof lights and roof coating
- / Full internal and external redecoration throughout
- / Provision of new open plan offices, kitchen and toilets
- / Resurfaced parking
- / Extensive yard area to be fully refurbished

The general specification includes;

- / Steel portal frame construction
- / 11.61m eaves height
- / Insulated clad roof and elevations
- / 10 dock loading doors
- / Loading canopy
- / Large self-contained yard circa 2.5 acres
- / Separate two storey office/amenity block
- / Security hut entry point
- / Sprinkler system
- / Dedicated substation, min 600 kVA power supply
- / 50KN floor loading

TERMS

The unit is available on a new FRI lease on terms to be agreed.

VAT

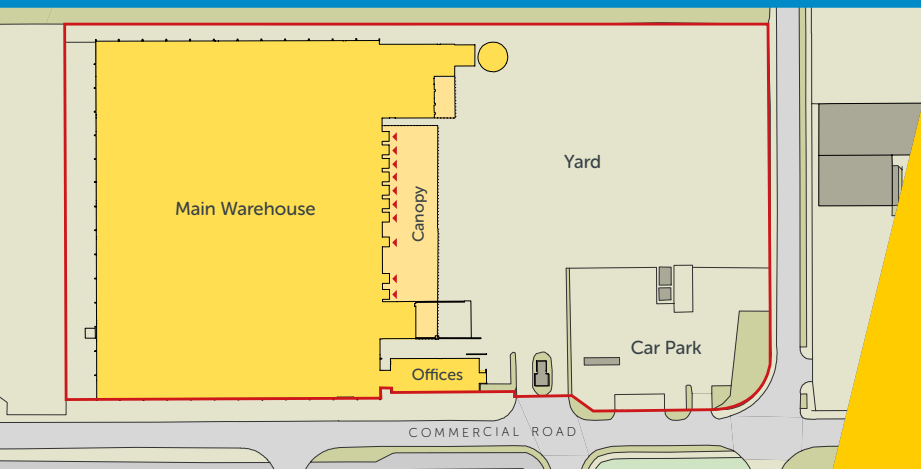
All figures quoted will be subject to VAT where applicable.

VIEWINGS

Strictly via appointment with the joint agents.

Jason Print
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Jon Thorne
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