

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Industrial

Units 1 & 3 Abbey Close, Birkenhead, CH41 5FQ



Description

Recently refurbished light industrial units, each with a secure service yard and off street parking. The units have electric roller shutters and three phase electricity supplies and are available for immediate occupation. The development has monitored CCTV.

Location

The premises are located on the Priory Industrial Estate in Birkenhead Town Centre. Close to the entrance of the Birkenhead Road Tunnel and situated on the A41.

0151 647 9272

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Rental Price

Unit 1 - £1,500 per month. Unit 3 - £2,500 per month

Accommodation

Unit 1	243.6m ²	2622ft ²
Unit 3	438.5m ²	4720ft ²

Legal Costs

Each party will bear their own legal costs

VAT Statement

All prices and rents quoted are exclusive of vat if applicable.

Tenure

The premises are available by way of a new lease the length of which is negotiable. The tenants are responsible for all internal repairs and decorations.

Rating Assessment

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Viewing strictly by arrangement with Smith and Sons



Sean Seery

Residential / Commercial Management

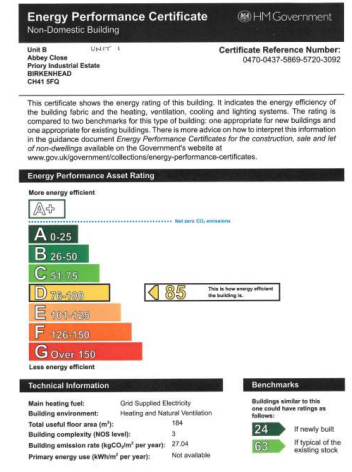
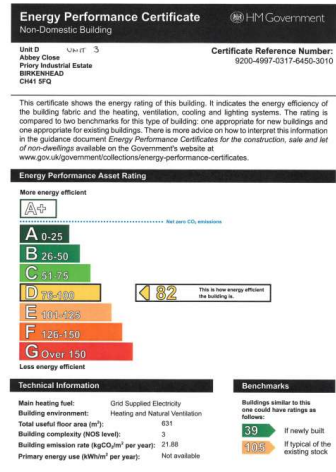
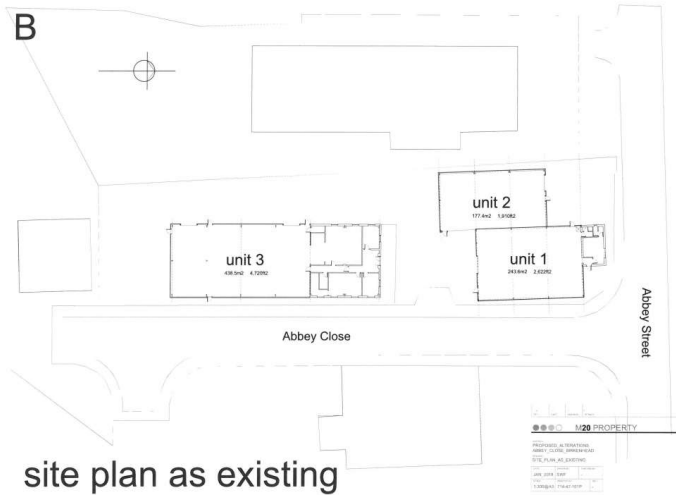
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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