

### Industrial

5 Russell Road, Rock Ferry, Birkenhead, CH42 1NH

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#### Description

A light industrial unit / trade counter extending to 830.83 sq.m (8,943 sq.ft). With a service area for loading and car parking.

#### Location

The premises are accessed via Ebenezer Street and Russell Road in Rock Ferry but benefiting from a prominent frontage to New Chester Road. The location has excellent transport links being a short distance from the Birkenhead Mersey road tunnel and the A41 New Ferry by-pass.

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## Rental Price

£20,000 per annum

## Accommodation

Main Production Area	276.57m <sup>2</sup>	2977ft <sup>2</sup>
Area under the Mezzanine	251.40m <sup>2</sup>	2706ft <sup>2</sup>
Mezzanine Floor	302.86m <sup>2</sup>	3260ft <sup>2</sup>

WC facilities, Hardstanding to the front.

## 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 full repairing and insuring sub-lease the length of which is negotiable.

## Rating Assessment

Rateable Value	£23,750
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Strictly by arrangement with the sole agents:



### Tom Carew

Commercial Agency

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