

TO LET

LegatOwen
CHARTERED SURVEYORS
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www.legatowen.co.uk



Unit E, Russell Road, Rockferry, Birkenhead, CH42 1LU

DETACHED INDUSTRIAL / WAREHOUSE
/ TRADE UNIT WITH SECURE YARD

21,388 SQ FT

(1,986.99 SQ M)

HIGHLY PROMINENT POSITION
ON ROCK FERRY BYPASS





DESCRIPTION

The property comprises a detached industrial/warehouse unit of portal frame construction clad with brick elevations under corrugated cement sheet roof which incorporates translucent panels.

Servicing is provided via six level access roller shutter loading doors on three elevations with large secure yard to the rear of the premises.

A separate personnel entrance leads to dedicated two storey office accommodation and trade counter area.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and have the following gross internal areas:

Warehouse	15,960 sq ft	1,482.77 sq m
Ground Floor Office	3,786 sq ft	351.77 sq m
First Floor	1,638 sq ft	152.45 sq m
TOTAL	21,388 sq ft	1,986.99 sq m
Site Area	1.31 acres	0.53 hectares

TENURE

Available to let by way of a new lease for a term of years to be agreed.

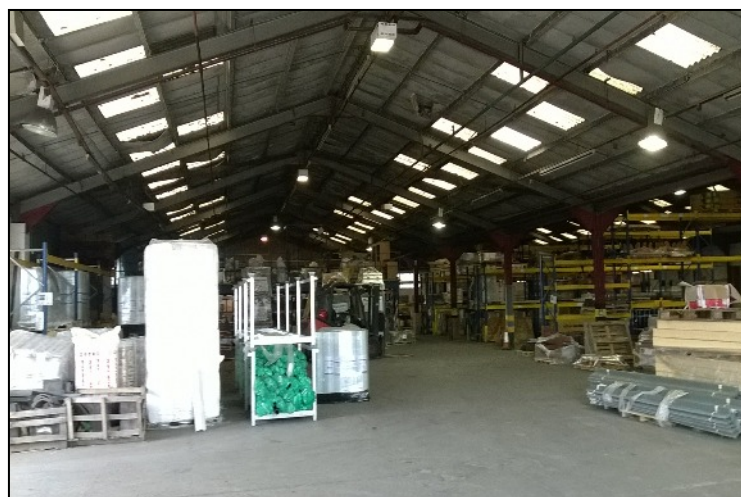
Alternatively, consideration will be given to a sale of the freehold interest.

TERMS

Leasehold	£63,000 per annum
Freehold	Upon application

RATEABLE VALUE

According to the VOA website the property have a proposed rateable value of: £46,000.



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is in the course of being prepared and will be made available to interested parties.

VAT

Unless otherwise stated all terms are subject to VAT at the prevailing rate.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWING

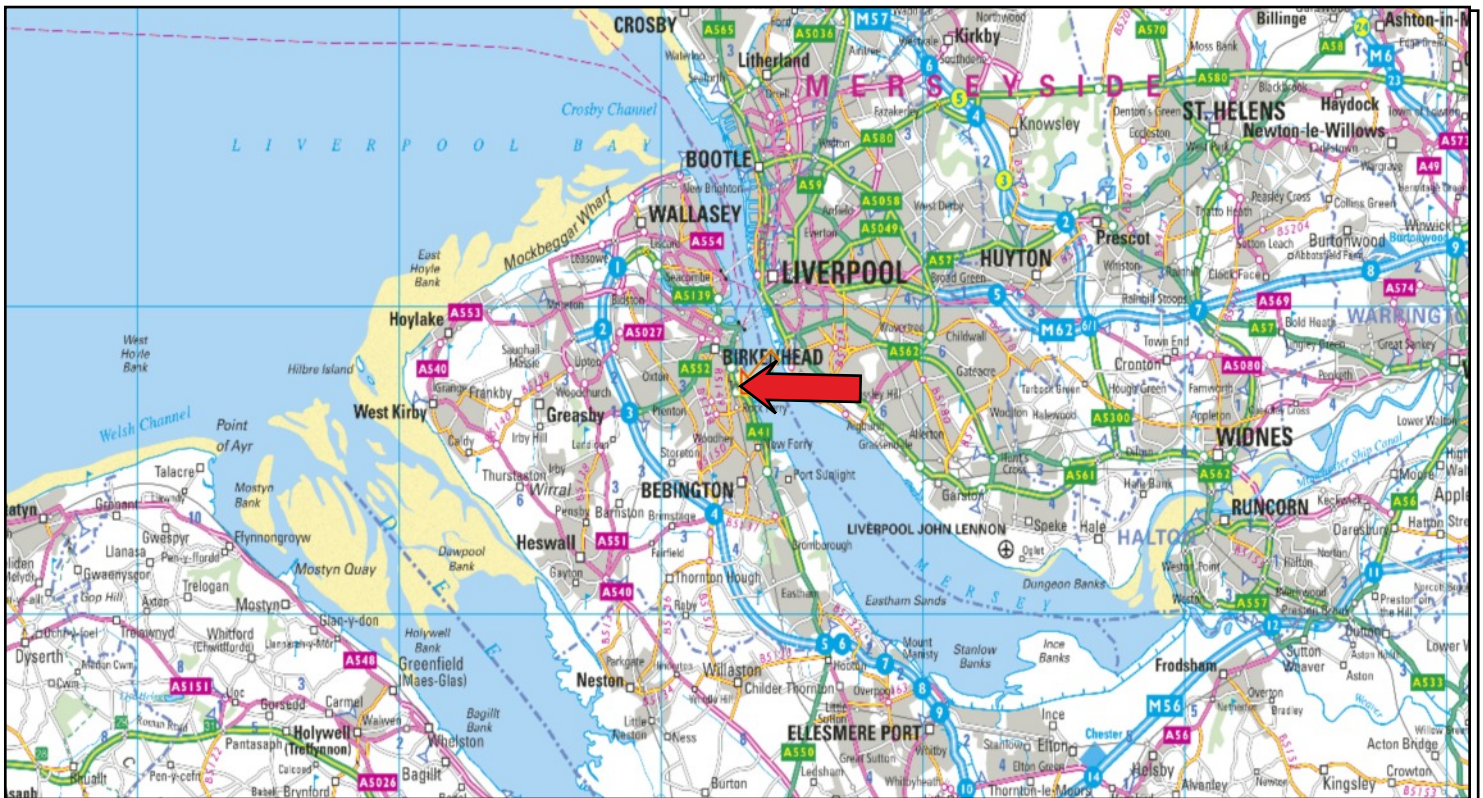
Strictly by prior appointment with the sole agents Legat Owen:

Mark Diaper - markdiaper@legatowen.co.uk



LOCATION

Situated in a prominent position on the Rock ferry by-pass (A41) and accessed directly off Russell Road. The unit is situated within 2 miles of Birkenhead Docks and Queensway Tunnel. Liverpool is approximately 4 miles to the north and Chester approximately 16 miles to the south. In the heart of the Birkenhead Trade Area.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

July, 15

SUBJECT TO CONTRACT