



RECENT
LETTINGS TO...
HOME BARGAINS,
THE FOOD WAREHOUSE
BY ICELAND & POUNDLAND



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Rob Asbury

BSc MSc MRICS

- 0207 312 7458
- 07818 012458
- rob.asbury@montagu-evans.co.uk

Henry Elwess

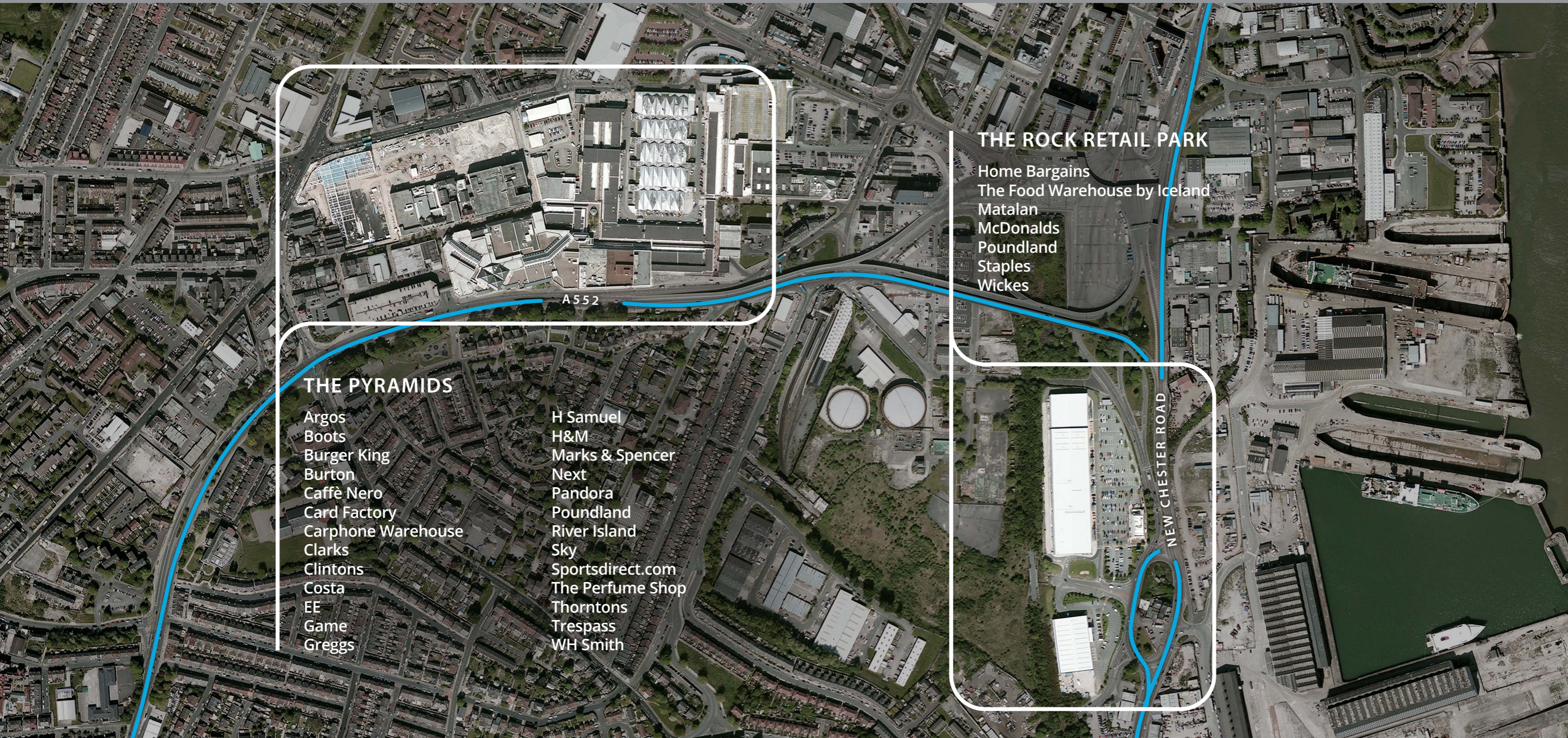
MSc MRICS

- 0207 312 7533
- 07818 012533
- henry.elwess@montagu-evans.co.uk

Craig Hudson

MRICS

- 0161 819 1220
- 07826 060133
- craig@cspetail.com



THE PYRAMIDS

- | | |
|--------------------|------------------|
| Argos | H Samuel |
| Boots | H&M |
| Burger King | Marks & Spencer |
| Burton | Next |
| Caffè Nero | Pandora |
| Card Factory | Poundland |
| Carphone Warehouse | River Island |
| Clarks | Sky |
| Clintons | Sportsdirect.com |
| Costa | The Perfume Shop |
| EE | Thorntons |
| Game | Trespass |
| Greggs | WH Smith |

THE ROCK RETAIL PARK

- Home Bargains
- The Food Warehouse by Iceland
- Matalan
- McDonalds
- Poundland
- Staples
- Wickes

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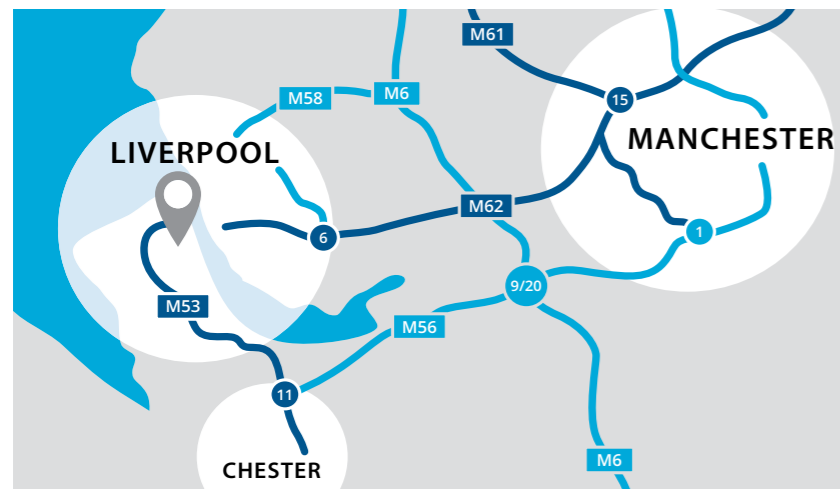
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THE OPPORTUNITY

Retail warehouse accommodation available to let (subject to vacant possession and planning where required) from 697 sq.m (7,500 sq.ft) to 1,859 sq.m (20,000 sq.ft)

Possible pod unit opportunities from 70 sq.m (750 sq.ft) to 186 sq.m (2,000 sq.ft) subject to planning.

Rob Asbury

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0207 312 7458
07818 012458
rob.asbury@montagu-evans.co.uk

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MSc MRICS

0207 312 7533
07818 012533
henry.elwess@montagu-evans.co.uk

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MRICS

0161 819 1220
07826 060133
craig@cspretail.com



UNIT DETAILS



LOCATION

Birkenhead is the dominant commercial and administrative centre for the Wirral. The town is strategically located 9.6 km (6 miles) south west of Liverpool. The town benefits from an excellent transport infrastructure with Junctions 1, 2 and 3 of the M53 motorway providing a direct link to the M56 and wider motorway network. The two Mersey Tunnels provide easy access to Liverpool city centre to the north east.



SCHEME

The site comprises a terrace of 5 units, a drive through restaurant together with a standalone DIY unit totalling approximately 120,832 sq.ft (11,225 sq.m) of retail warehousing accommodation. Access for customer parking is direct from New Chester Road (A41). Customer parking is to the front of the units with a total of 440 spaces.



PLANNING

The property benefits from a wide bulky planning consent whilst permitting certain Open A1 uses.



UNIT TO LET SUBJECT TO VACANT POSSESSION

Further information is available upon request.

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