

INDUSTRIAL OPPORTUNITY



6,302 Sq Ft (585.44 Sq M) - Site Area 2.061 acres

Property Highlights

- On behalf of Vehicle & Operator Services Agency (VOSA)
- Self contained secure site with 360° access
- Modern detached industrial building with separate office accommodation
- Electric roller shutter loading doors
- Close proximity to Croft Retail and Leisure Park
- Long leasehold interest with 95 years unexpired.
- Current business operation not affected

Location

- The site is located in Bromborough on the Wirral peninsula, Merseyside, Dock Road South is located approximately 5 miles to the North of the junction 5 of the M53 motorway which in turn provides access to the national motorway network via the M56. The site is situated in a well established employment area adjacent to the Croft Retail and Leisure Park and industrial occupiers, as well as being in close proximity to residential housing stock



For more information, please contact:

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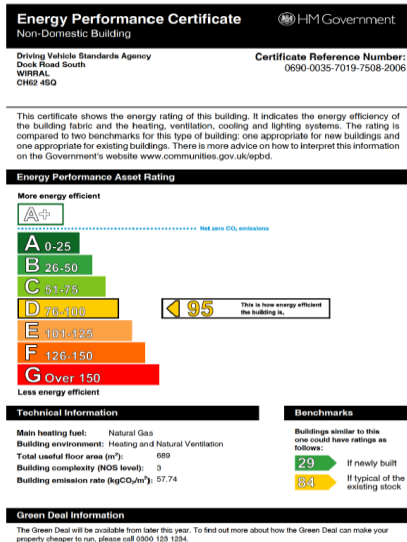
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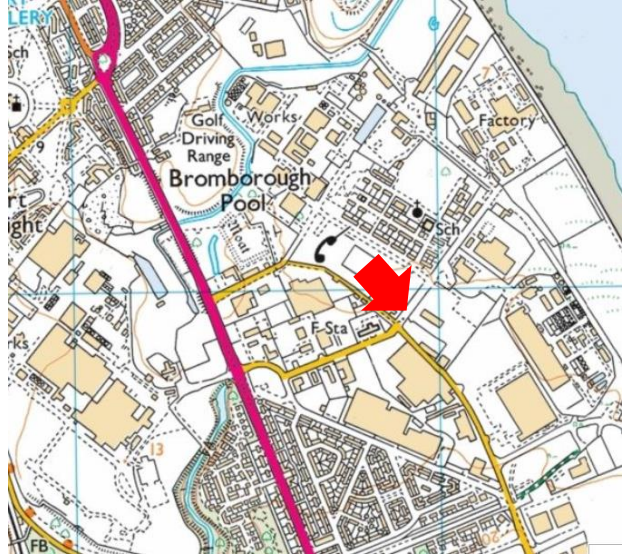
Area	GIA (SQM)	GIA (SQ FT)
Vehicle Testing Hall	493.98	5,317
Office	61.66	664
Detached garage	29.80	321
Total Area	585.44	6,302

Distance From Key Transport Links	
M56	0.5 Miles
M53	3.1 Miles
M6	20 Miles
Liverpool John Lennon Airport	24.9 Miles

Energy Performance Rating



Site Location



Tenure

- The property is held by way of a 125 year long leasehold interest from 1988 at a rent of £24,000 per annum. The long leasehold is subject to 5 yearly rent reviews with the next rent review being in 2018. Prior to completion of sale the Vendor reserves the rights to remove from the premises any equipment or trade/fixture/fittings

Viewing

- Strictly by appointments with the sole agents, Cushman & Wakefield

Site Map



Legal Costs

- Each party shall be responsible for payment of their own legal costs incurred in any transaction.

Rateable Value

- RV for 2010 rating list is £20,000 The rates payable for 2016/17 is £9,580. For further information on business rates please contact Wirral Borough Council.

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