

# TO LET

## PRODUCTION / WAREHOUSE FACILITY

WIRRAL BUSINESS PARK, ARROWE BROOK ROAD, UPTON, CH49 1QZ

**LegatOwen**  
CHARTERED SURVEYORS  
**0151 252 1144**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



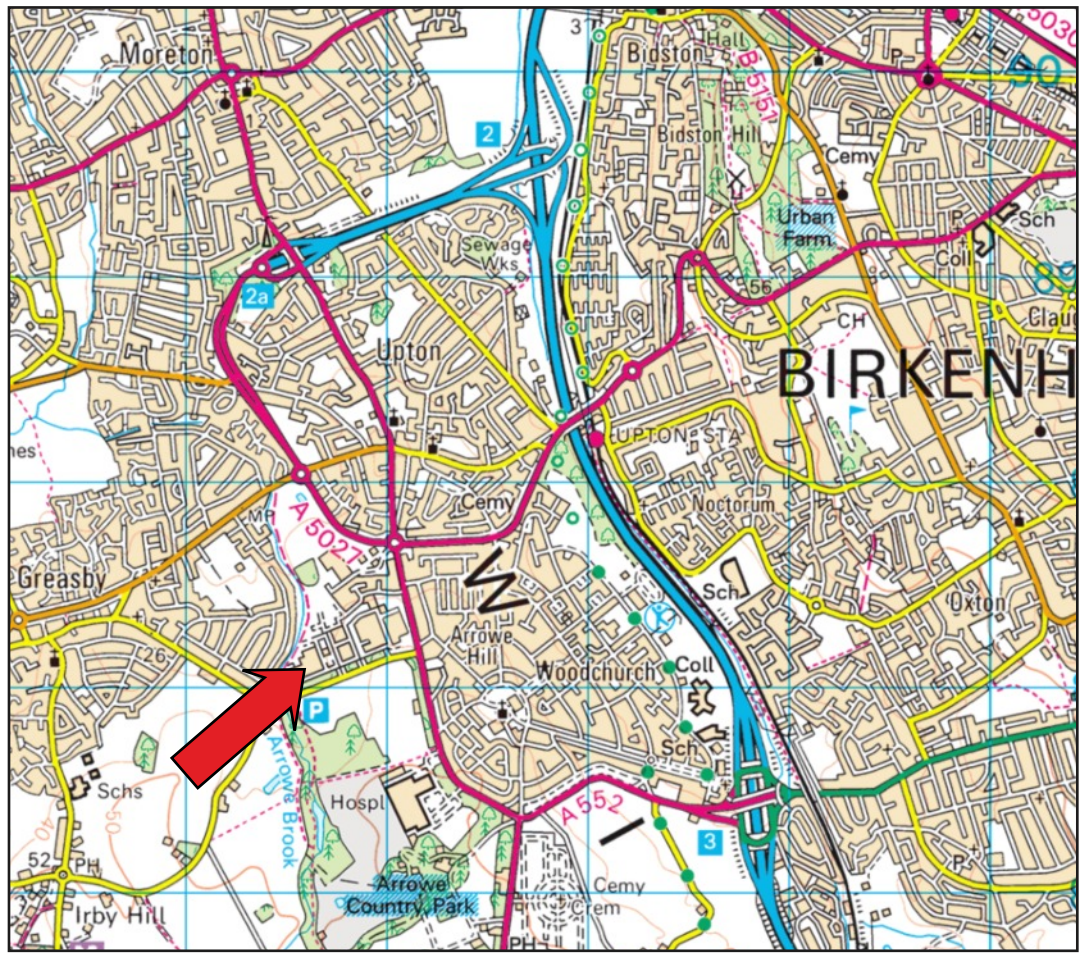
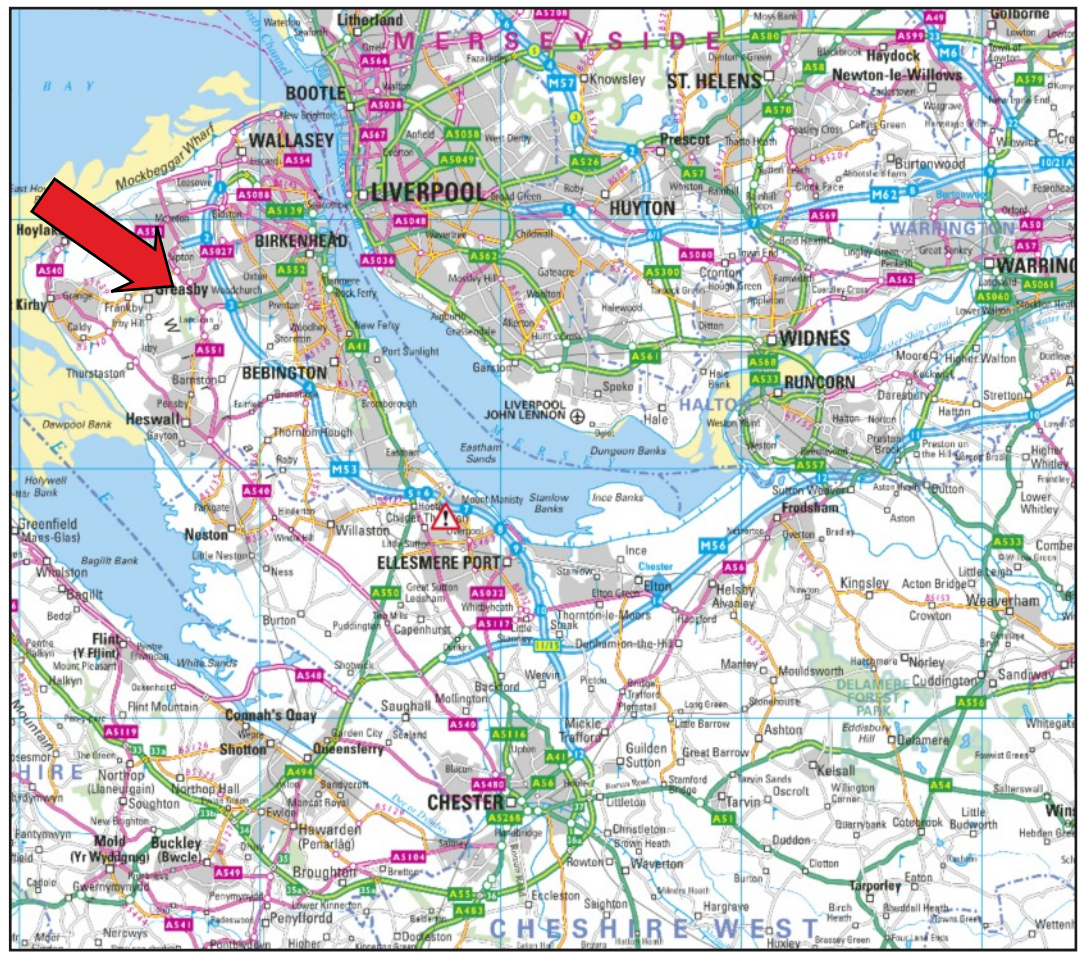
159,692 sq ft (14,835 sq m) on 8.5 acres (3.4 hectares)

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### LOCATION

Wirral Business Park is situated on Arrove Brook Road within 1.5 miles of Junctions 2 & 3 of the M53 motorway accessed via the A551 and A552. The Wirral has an urban population of 325,000 people with excellent transport links via the M53 motorway to Chester and the national motorway network via the M56 to the South and Liverpool to the north via the Queensway and Kingsway Tunnels. The Birkenhead Docks combine with the Port of Liverpool to provide a direct link to the Liverpool2 container port. Local amenities nearby include Arrove Park Hospital, Sainsbury's Supermarket and Homebase.



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### DESCRIPTION

The property comprises a production / warehouse facility with the following specification:-

- Steel frame/portal frame construction
- 6.5m - 9m eaves
- Front & rear loading
- Dock & level loading doors
- Fenced & gated site
- On site parking
- Dedicated office accommodation

### ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following gross internal areas:-

Warehouse	13,563 sq m	(146,000 sq ft)
Offices	436 sq m	(4,700 sq ft)
Unit 8	835 sq m	(8,992 sq ft)
<b>Total</b>	<b>14,835 sq m</b>	<b>(159,692 sq ft)</b>

### Site Area

The available site site area extends to approximately 3.4 Hectares (8.5 acres)

\*The client may consider a potential sub-division of the accommodation

\*An additional 1,300 sq m (14,000 sq ft) of office accommodation could also be made available to a prospective occupier

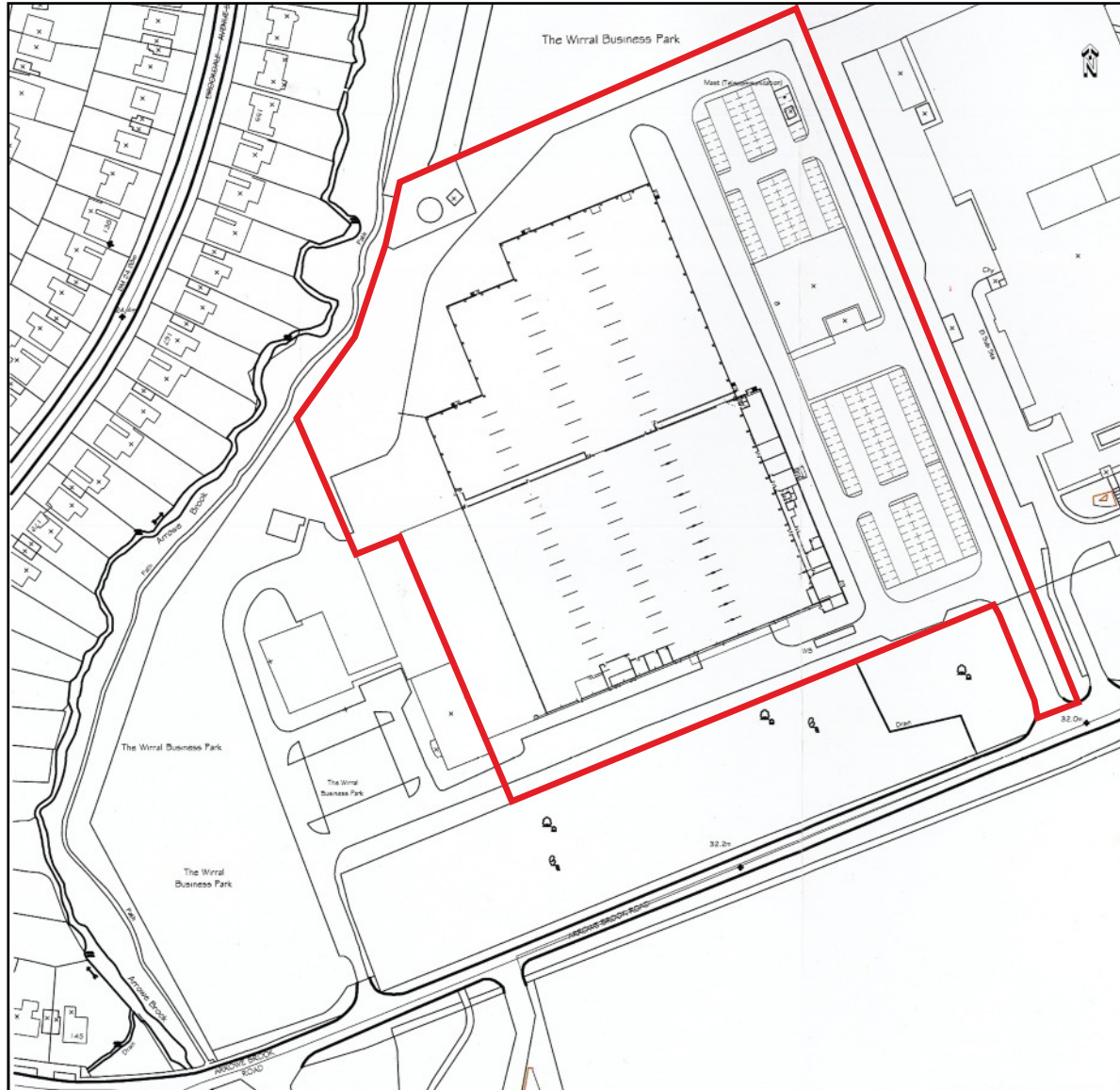


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## SITE PLAN



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### TENURE

The facility is available by way of a new lease on flexible terms and will be contracted outside Part 2 of the 1954 Landlord & Tenant Act.

### QUOTING RENT

£560,000 per annum.

### SERVICE CHARGE

A service charge may be applicable for the common areas of the estate.

### RATEABLE VALUE

The property will be subject to reassessment for rating purposes.

### ENERGY PERFORMANCE CERTIFICATE

An EPC is in the course of being prepared and will be available on request.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VAT

All figures are subject to VAT at the prevailing rate.

### USER RESTRICTION

There is a restricted hours of operation to the northern elevation between 9pm to 7am.

No commercial vehicles (save for light vans) are allowed to the western side of the site.

All loading/unloading is to be conducted within the warehouse.

### VIEWINGS

By prior appointment with the sole agents Legat Owen

Mark Diaper

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