

*Modern Warehouse Industrial
Unit For Sale!*



Description

Venmore Commercial are delighted to offer to market this large industrial unit located within a prominent industrial estate of The Wirral. The unit is situated on the corner of Vittoria Street and Price Street and offers a separate entrance for both the office and warehouse aspects of the unit. The property benefits from a large warehouse area completed with a mezzanine unit, kitchen and wc. The warehouse is accessed via Vittoria Street via two roller shutter doors. To the side of the warehouse there is a second

workshop area with internal access to the offices of the ground floor and first floor.

The office space can be accessed on Price Street via a UPVC door, there is a single administration office to the ground floor and then a further three offices to the first floor. The first floor office space benefits from its own kitchen area complete with a WC.

Key Facts

- Modern Industrial Warehouse Unit
- Separate Entrance Points For Warehouse and Office
- Located Within a Bustling Industrial Area
- 3 Phase Electric Supply
- Total Area of 4,467 Square Foot
- Freehold Property



414 sq mt

4456 sq ft



Freehold



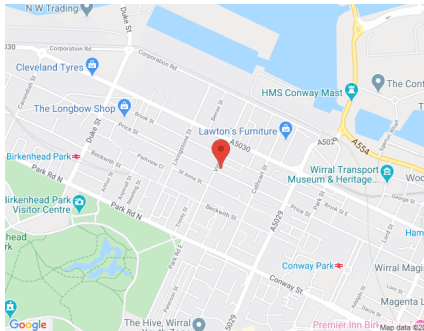
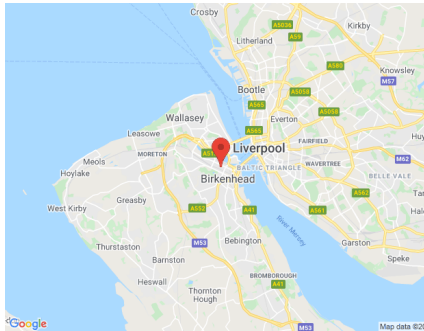
For Sale

£249,950

Location

The property is positioned among several other commercial units in the locality and is located just 400m from the Birkenhead dockland area. The unit is within close proximity to Peel Ports Wirral Waters scheme which we believe will have a positive impact on the area over the coming months/years.

Map



Key Information

Address:
254 Price Street, Birkenhead, Wirral

Terms:
We Believe the Property to be Freehold

Price:
Offers Over £249,950

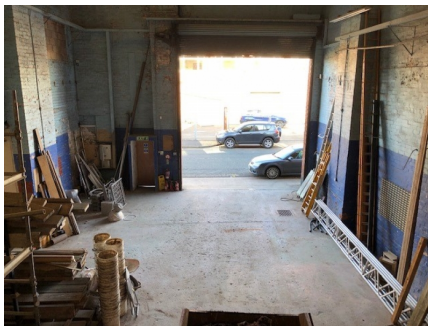
VAT & Legal Costs:
All Parties to Arrange Their Own Legals

Viewing:
All viewing arrangements are to be made strictly through the agent on 0151 243 5325

Accommodation

The accommodation has been measured on a net internal basis and comprises:

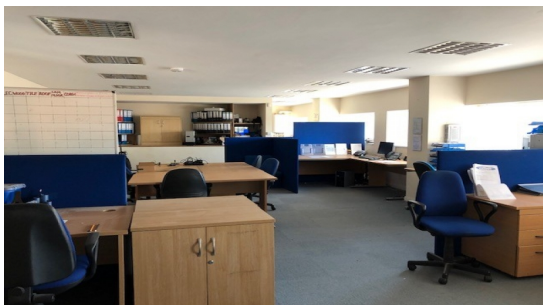
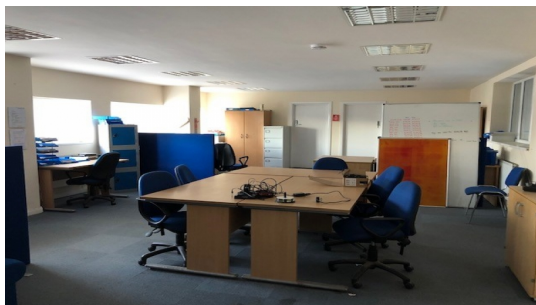
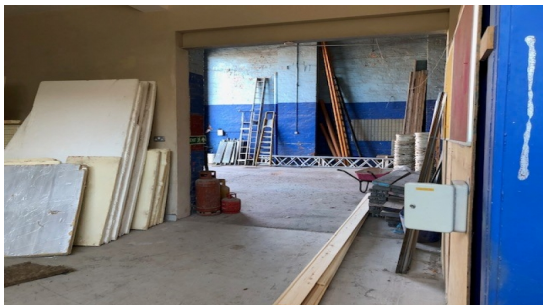
Floor	Size(sq ft)	Size(sq m)
Office's	1,200 Sq Ft	111.48 Sq Mts
Warehouse	2,940 Sq Ft	273.13 Sq Mts
Mezzanine	327 Sq Ft	30.37 Sq Mts
Total	4,467 Sq Ft	414.99 Sq Mts



Disclaimer:

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SUBJECT TO CONTRACT.



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