

To Let

4,700 sq ft (436 sq m) to 26,700 sq ft (2,480 sq m)

Dock Road North, Bromborough, Merseyside



On a Site of 5.9 Acres (2.38 hectares)

Location:

The site is situated on the westerly side of Dock Road North, Bromborough, Merseyside. It is located within 0.25 miles of the A41 and benefits from excellent access to Merseyside area and beyond via the M53.

The immediate area comprises a range of open storage and industrial land together with adjacent green space and housing.

Description:

The site comprises of open storage land, together with a range of existing industrial buildings, suitable for subdivision and letting of individual sections.

The main building comprises of a multi bay steel framed industrial unit with a solid concrete floor, with walls comprising part brick with metal sheeting to eaves. The roof is pitched corrugated asbestos sheeting, with a fibre board underlining. The units are lit internally with high intensity lighting fixed to the roof trusses. It is partially heated by two overhead hot air blower units.

Individual bays within the building are available from 6,525 sq ft (606 sq m). A further single storey industrial building extending to 4,665 sq ft (453 sq m) is also available. The remainder of the land is open storage land with a mixture of concrete and mineral chipping surface, available to let from ½ acre upwards.

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Terms:

Short term leases, from 6 months to 18 months are available, details on application. All lettings will be contracted out of the secure of tenure provisions of the Landlord and Tenant Acts as amended.

Business Rates:

Not yet separately assessed.

VAT:

All figures quoted are exclusive of VAT.

Rental:

Details on application.



DISCLAIMER

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