

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**TO LET**

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Industrial

Unit 5 New Way Business Centre, Oakdale Road, Wallasey, CH44 7HT

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### Description

The premises comprise warehouse and offices extending to 509.10 sq.m (5,480 sq.ft). There is on site parking within a secure site.

### Location

The property is located a short distance from Wallasey Dock Road (A5139) which gives access to Junction 1 of the M53 and the Roll on Roll off Ferry terminal at Twelve Quays. The location also benefits from easy access to Liverpool City Centre via the Mersey Tunnel.

0151 647 9272

# Unit 5 New Way Business Centre, Oakdale Road, Wallasey, CH44 7HT

## Rental Price

£14,000 per annum

## Accommodation

Main Warehouse	284.1m <sup>2</sup>	3058ft <sup>2</sup>
Mezzanine Store	140m <sup>2</sup>	1507ft <sup>2</sup>
Private Office 1	16.7m <sup>2</sup>	212ft <sup>2</sup>
Private Office 2	22.02m <sup>2</sup>	237ft <sup>2</sup>
Private Office 3	17.19m <sup>2</sup>	185ft <sup>2</sup>
General Office	26.11m <sup>2</sup>	281ft <sup>2</sup>

Kitchen and WC facilities. On site parking.

## Legal Costs

The ingoing tenant will be responsible for our clients reasonable legal costs incurred in the preparation of the new lease.

## VAT Statement

All prices and rents quoted are exclusive of vat if applicable.

## Tenure

The premises are available by way of a new Full Repairing and Insuring lease the length of which is negotiable.

## Rating Assessment

2017 Revaluation	£13,000
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Strictly by arrangement with the sole agents:



### Tom Carew

Commercial Agency

E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)

T: 0151 647 9272

0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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