

Candy Park

Old Hall Road, Wirral International Business Park, Bromborough, CH62 3PE



TO LET

Industrial / Trade Counter Units
3,000 to 26,000 Sq Ft

- Prominent location fronting A41, New Chester Road
- Within 2 miles of Junction 5, M53
- Major Trade / Business Park
- Good quality refurbished space
- Immediately available on flexible terms

LOCATION

Candy Park is strategically located on Wirral International Business Park in Bromborough at the junction of the A41 (New Chester Road) and Old Hall Road. The estate is conveniently situated less than 2 miles from Junction 5 of the M53 and is approximately 4 miles south of Birkenhead.

Wirral International Business Park comprises a mixture of established industrial occupiers together with a number of new and high quality developments making it one of the most successful business parks in the North West.



ACCOMMODATION

SITE PLAN

INDUSTRIAL	SQ FT	SQ M
UNIT 1	25,864	2,403
UNIT 2	12,500	1,161
UNIT 3	20,000	1,858
UNIT 4	4,656	433
UNIT 5	2,500	232
UNIT 6	3,109	289
UNIT 7	10,000	929
UNIT 8	23,648	2,197
UNIT 9	13,000	1,208
UNIT 10	13,000	1,208
UNIT 12	13,000	1,208
UNIT 12B	13,000	1,208
UNIT 14	20,000	1,858
YARD 1	0.5 ACRES	0.202

OFFICES	SQ FT	SQ M
SUITE A	4,002	372
SUITE B	1,377	128
SUITE C	588	55
SUITE D	1,291	120
SUITE E	1,119	104
SUITE F	1,163	108



SPECIFICATION

LEASE TERMS

VIEWING

Each unit benefits from:-

- Eaves height from 4.8m (min).
- 3 phase electricity.
- Ground level loading doors.
- On site car parking.

The units are available to let on an internal repairing basis by way of a standard easy in easy out flexible agreement.

A copy of this agreement can be made available upon request.

To arrange a viewing or for further information please contact one of our joint letting agents. Jonathan Thorne at CBRE on 0151 224 7666 or Pat Hughes at Legat Owen on 0151 252 1144.

Misrepresentation Act
These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. February 2011.