# Candy Park

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



## TO LET

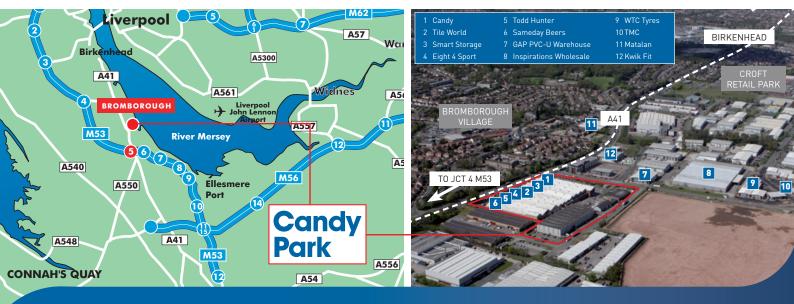
Industrial / Trade Counter Units 3,000 to 26,000 Sq Ft

- 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**

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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.



