

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**0151 252 1144**  
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**Unit B, Russell Road,  
Rock Ferry, Wirral, CH42 1LU**

**FORMER MOT GARAGE /  
INDUSTRIAL UNIT**

**4,755 SQ FT  
(441.8 SQ M)**

**SITUATED AJACENT TO  
ENTERPRISE RENT-A-CAR**



## DESCRIPTION

The unit comprises a former MOT garage / industrial unit of steel post and truss construction with a profile metal sheet clad roof incorporating translucent panels and brick elevations with a profile metal sheet clad covering.

Servicing is provided by way of 2 roller shutter loading doors accessed directly off Russell Road with a separate personnel entrance leading to reception/office accommodation. W.C. and canteen facilities are situated to the rear of the premises.

The property also currently benefits from an MOT bay area and sprinkler system.

## ACCOMMODATION

The property in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and has a gross internal area of 4,755 sq ft (441.8 sq m).

## TENURE

The property is available by way of a new lease for a term of years to be agreed.

## RENT

£18,000 per annum.

## SERVICE CHARGE

A service charge is payable for the common parts of the estate.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is in the course of preparation and will be available upon request.





**RATEABLE VALUE**

According to the Valuation Office web site the property has a rateable value of £17,500.

**VAT**

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

**LEGAL COSTS**

Each party will bear their own legal costs.

**VIEWINGS**

Strictly by prior appointment with the sole agent

Legat Owen:-

Mark Diaper - [markdiaper@legatowen.co.uk](mailto:markdiaper@legatowen.co.uk)





## LOCATION

The property is situated adjacent to Enterprise Rent-A-Car with access directly off Russell Road, close to the junction with the Rockferry By-Pass (A41). The unit is situated within 2 miles of Birkenhead Docks and the Queensway Tunnel. Liverpool is approximately 4 miles to the north and Chester approximately 16 miles to the south and is situated in the centre of the Birkenhead trade counter area.

