



TO LET

Premises at Campbeltown Road, Birkenhead CH41 9HP

- DETACHED WAREHOUSE/WORKSHOP UNIT WITH OFFICES AND YARD
- 15,440 SQ FT (1434.4 SQ M)
- 2X ELECTRIC VEHICLE CHARGING POINTS BOTH 22KV
- THE BUILDING BENEFITS FROM FREE USE OF THE ELECTRICITY SUPPLIED BY THE PV SOLAR ON THE ROOF
- BENEFITS FROM 3 PHASE ELECTRICITY
- 6M EAVES
- CLOSE TO QUEENSWAY (BIRKENHEAD) MERSEY TUNNEL

Location

The property is situated on Campbeltown Road within the now well established industrial and commercial area situated just off the A41, the main arterial route between Birkenhead and Chester and within 0.5 miles of the Queensway (Birkenhead) Mersey Tunnel.

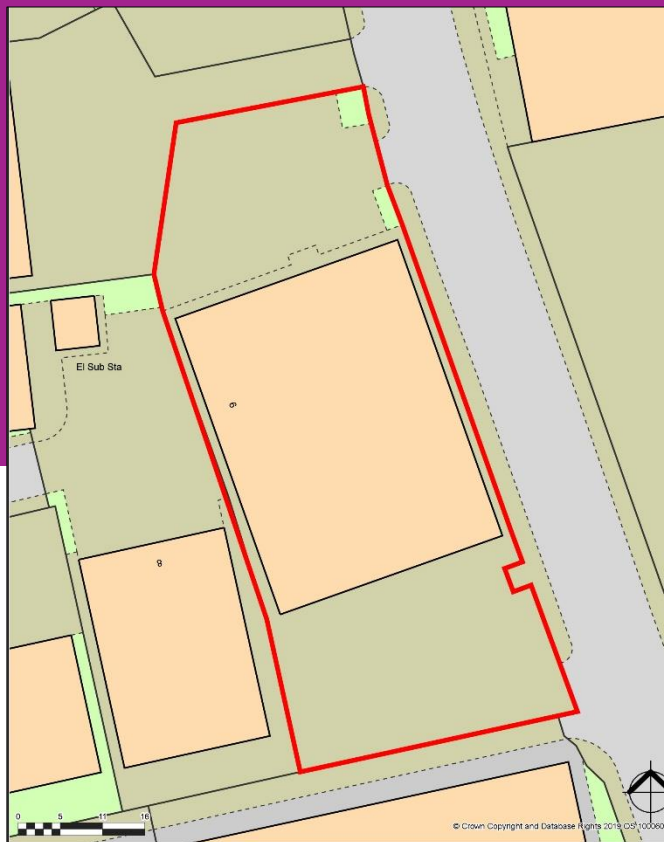
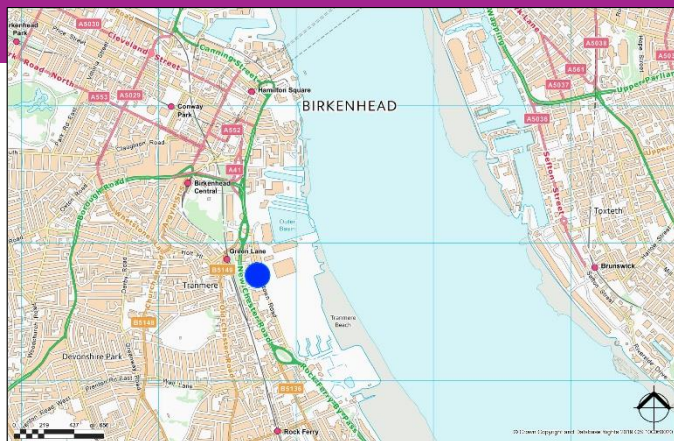
The location is well served by public transport and Green Lane Railway Station is a short walk away.

**mason
owen...**

property consultants

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Description

A modern warehouse/workshop unit incorporating offices and ancillary accommodation at ground and first floor levels together with dedicated car parking to the front and an enclosed yard area to the rear.

Internally, the workshop/warehouse accommodation benefits from good levels of natural light and an eaves height of approximately 6m. The building benefits from free use of the electricity supplied by the PV solar on the roof. Vehicular access is provided by two no. up and over electric doors.

The car parking area is fully enclosed and provides dedicated off street car parking. There are 2x Electric vehicle charging points both are 22KV

Areas

From measurements taken at the time of our inspection we calculate the property comprises the following gross internal areas:

Ground Floor Warehouse/Offices/Ancillary	12,355 sq.ft. (1147.8 sq.m.)
First Floor Offices/Stores/Ancillary	3,085 sq.ft. (286.6 sq.m.)
Total	15,440 sq ft (1,434.4 sq.m.)

From measurements scaled from the Ordnance Survey we calculate the total area of the site extends to 0.272 hectares (0.671 acres).

Services

All mains services are connected to the property including gas and three phase power. The property benefits from male/disabled/female toilets and a small kitchen facility.

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£92,500 per annum exclusive of Rates, VAT, and all other outgoings.

Rates

Rateable Value £70,607

Rates Payable 2020/21 - £36,150.78 approx.

EPC

C63

Legal Costs

Each party to be responsible for their own legal costs.

VAT

The premises are elected for VAT and it will be payable on top of the rent and all other outgoings.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agents:

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