



TO LET/MAY SELL

Unit 8, Ark Royal Way, Birkenhead CH41 9HT

- DETACHED WAREHOUSE/WORKSHOP UNIT WITH OFFICES AND YARD
- 6,212 SQ FT (577.1 SQ M)
- 6M EAVES
- 4 ELECTRIC CHARGING POINTS – TWO ARE 22KV & THE OTHERS ARE 11K
- BUILDING BENEFITS FROM 3 PHASE ELECTRICITY
- THE BUILDING BENEFITS FROM FREE USE OF THE ELECTRICITY SUPPLIED BY THE SUBSTANTIAL PC SOLAR ON THE ROOF
- CLOSE TO QUEENSWAY (BIRKENHEAD) MERSEY TUNNEL

Location

The property is situated on Ark Royal Way within a 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.

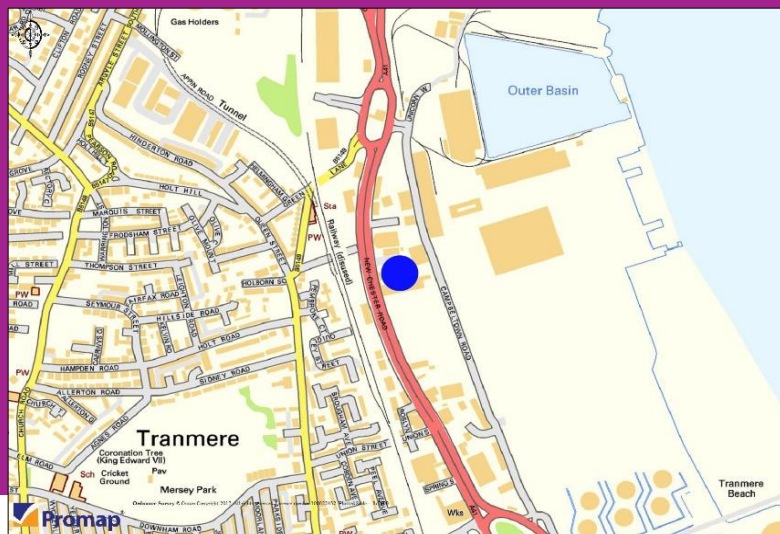
The location is well served by public transport and Green Lane Railway Station is a short walk away.

**mason
owen...**

property consultants

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Description

A modern warehouse/workshop unit incorporating offices ground and first floor levels together with ancillary accommodation a dedicated yard/car parking area.

Internally, the workshop area benefits from good natural light and an eaves height of 6m approx. Vehicular access is provided by an up and over electric door. This accommodation is provided at ground and first floor levels. The building benefits from free use of the electricity supplied by the substantial PV solar on the roof.

The car parking area is enclosed by steel palisade fencing and provides dedicated off street parking for circa 9 cars. There are also 4 electric charging points – two are 22KV the others are 11KV.

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	5,168 sq.ft. (480.1 sq.m.)
First Floor Offices/Stores/Ancillary	1,044 sq.ft. (97 sq.m.)
Total	6,212 sq ft (577.1 sq.m.)

From measurements scaled from the Ordnance Survey we calculate the total area of the yard extends to approximately 0.134 hectares (0.331 acres)

Services

All main 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 at a commencing annual rental of £39,000 pax.

Alternatively the owner may give consideration to a sale of the freehold interest. Terms on application.

Rates

Rateable Value £25,500
Rates Payable 2021/21 - £12,724.50



EPC

C58

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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