

# TO LET/FOR SALE

## MAGAZINE 2

RIVERBANK ROAD,  
BROMBOROUGH,  
WIRRAL, CH62 3JQ



BESPOKE UNIT ON A DESIGN & BUILD BASIS

**B8**  
0151 675 5000  
www.b8re.com

**LegatOwen**  
CHARTERED SURVEYORS  
0151 252 1144  
legatowen.co.uk

# MAGAZINE 2, RIVERBANK ROAD, BROMBOROUGH, WIRRAL, CH62 3JQ

## DESCRIPTION

The property comprises development land suitable for a proposed development of units suitable for employment uses, subject to the appropriate planning consent. The site is fairly flat with highway egress already coming into site.

Units to be developed on a bespoke design & build basis with the following outline specification as a guide:-

- Portal frame construction
- Profile clad elevations
- 10% roof lights
- Up to 12m eaves
- Level access loading doors
- 30m deep yard
- Bespoke office fit out
- EV Charging points

## ACCOMMODATION

A unit of up to 28,000 sq ft ground floor GIA can be accommodated on site to include large yard and car parking.

## TENURE

Leasehold/Freehold.

## RENT/PRICE

On application.

## PLANNING

The sites are allocated for employment uses. All interested parties are to make their own enquiries with Wirral Council Planning Department.

## SERVICES

It is understood that all main services are available to site subject to demand.

## BUSINESS RATES

The completed development will be subject to assessment for business rates

## ENERGY PERFORMANCE CERTIFICATE

An EPC will be undertaken on completion.

## LEGAL COSTS

The purchaser is expected to cover the Vendor's reasonable legal costs incurred in the transaction.

## VAT

All terms are subject to VAT if applicable.

## VIEWING

By prior appointment through the joint agents, Legat Owen -

Mark Diaper - 07734 711409  
[Markdiaper@legatowen.co.uk](mailto:Markdiaper@legatowen.co.uk)

Matthew Pochin - 07831 445009  
[mattpochin@legatowen.co.uk](mailto:mattpochin@legatowen.co.uk)

Or B8RE  
Alex Perratt - 07951 277612  
[alex@b8re.com](mailto:alex@b8re.com)

## CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



# MAGAZINE 2, RIVERBANK ROAD, BROMBOROUGH, WIRRAL, CH62 3JQ



# MAGAZINE 2, RIVERBANK ROAD, BROMBOROUGH, WIRRAL, CH62 3JQ

## LOCATION

Magazine 2 is situated on Riverbank Road in the heart of Wirral International Business Park a short distance from The Croft Retail Park providing amenities. Bromborough is strategically located within 2 miles of two motorway junctions off the M53 and within a short distance of the A41 (New Chester Road).

