

TO LET

B8
REAL ESTATE



UNITS 7&8
LUMINA BUSINESS PARK
BROMBOROUGH
CH62 3PT

**MODERN DETACHED
WAREHOUSE UNITS**
4,321-11,449 sq ft

B8
0151 675 5000
www.b8re.com



LOCATION

Bromborough is situated on the eastern side of the Wirral peninsula, approximately 5 miles from Birkenhead, 7 miles from Liverpool and 13 miles from Chester.

The subject property is situated on Lumina Business Park a modern industrial estate located just off Bassendale Road within the heart of Wirral International Business Park.

The property lies close to the A41, which provide a dual carriageway link to Junction 5 of the M53 (3 miles) to the south and Junction 4 of the M53 lies 2 miles to the west.

DESCRIPTION

Units 7 & 8 provide modern industrial warehouse accommodation constructed to the following basic specification:-

- Insulated profile metal clad elevations
- Unit 7 - 6m eaves to underside of haunch
- Unit 8 - 7m eaves to underside of haunch
- 1 no. level access loading door 4.4m x 5m
- LED lighting
- Gas hot air blowers
- Fully fitted offices
- Secure gated yard (Unit 8)

ACCOMMODATION

The accommodation has been Measured in Accordance with the RICS Code of Measuring Practice (7th Edition) and provides the following approximate floor areas.

UNIT 7	SQ M	SQ FT
Warehouse	363.34	3,911
Ground Floor Office	38.09	410
TOTAL	401.43	4,321

UNIT 8	SQ M	SQ FT
Warehouse	545.43	5,871
Ground and First Floor Office	116.82	1,257
TOTAL	662.25	7,128

TENURE

By way of a new FRI lease on terms to be agreed.

RENT

Price on Application.

RATES

The properties are assessed as having a rateable value of £41,000.

Effective 1st April 2023 rateable value is £54,500.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices, outgoings and rental are subject to VAT the prevailing rate.

CONTACT

For further details or to arrange an inspection please contact B8 Real Estate: -

Contact: Alex Perratt
Tel: 07951 277 612
Email: alex@b8re.com