

UNIT
10

LUMINA BUSINESS PARK
BROMBOROUGH
CH62 3PT

B8

0151 675 5000

www.b8re.com

FOR SALE



MODERN SEMI-DETACHED INDUSTRIAL UNITS - 3,517 SQ FT



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

Modern industrial warehouse accommodation constructed to the following basic specification:-

- Insulated profile metal clad elevations
- 6.6m eaves to underside of haunch
- 7.5m clear eaves height
- 1 no. level access loading door
- 3 phase (100amp per phase supply)
- Sodium high bay lighting
- Gas hot air blowers
- Fully fitted office (2 storey)
- Fully secure gated estate
- EV Charger Point

ACCOMMODATION

	SQM	SQ FT
GF Warehouse	216.54	2,331
GF Office and Amenity	55.10	593
FF Office	55.10	593
TOTAL	326.74	3,517

MISREPRESENTATION ACT: B8RE for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment B8RE has any authority to make or give any representation or warranty in relation to this property. June 2024

TENURE

Long Leasehold – 999 years from 19th August 2003

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors.

This is to help combat fraud and money laundering, and the requirements are contained in statute.

LEGAL COSTS

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

TERMS

Price On Application

CONTACT

For further information please contact:-

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