

# TO LET

## Birkenhead

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## **New Build Warehouse/Production unit 450 Cleveland Street**

**Cleveland Street, Birkenhead, Merseyside CH41 8FA**

- New build
- Steel portal frame construction
- 4.9m eaves height
- Can be split
- 2 level loading doors
- Yard area to be created
- £ 25,650 per annum quoting

**2,565 sq ft  
(238.29 sq m)**



[tony.okeefe@lm6.co.uk](mailto:tony.okeefe@lm6.co.uk)

07900 134483

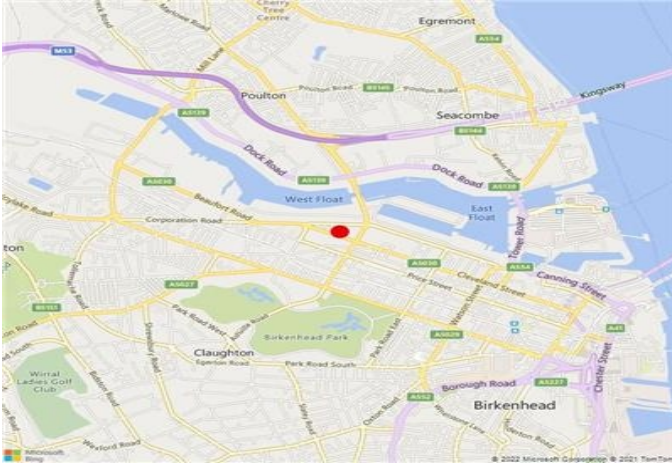
**0151 541 2445**

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## 450 Cleveland Street Cleveland Street, Birkenhead, Merseyside CH41 8FA



### Location

The premises are located fronting Cleveland St in the long established industrial area of North end Birkenhead situated between Duke St and Cavendish St. It is 100m from from the intersection with Duke St/Cleveland St, approximately 400m from the docks and 1/4 mile from Birkenhead Park railway station.

Access to the M53 motorway (approximately 1.5 miles away) and the Mersey Tunnel crossing leading to Liverpool is approximately 1/2 mile from the site. Some notable local occupiers included Interserve and City Electrical Factors.

The site is located within close proximity of Peel Ports Wirral Waters scheme which will have a beneficial effect on the area

### Description

Detached new build industrial warehouse/production unit. Steel portal frame construction with insulated cladding. Minimum eaves height 4.9 m and services by 2 surface level loading doors.

Unit includes 3 phase electrics

An additional yard area will also be creating in front of unit..

The unit has been designed so that it can be divided in half if required

### Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

<b>Total</b>	<b>2,565</b>	<b>238.29</b>
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### Terms

The unit is offered by way of new FRi lease on terms to be agreed, minimum lease term 3 years

### Rateable Value

Interested parties are requested to contact the local authority.

### VAT

VAT will be payable at the prevailing rate.

### Legal Costs

Each party to responsible for their own costs in relation to any transaction.

### Further Information

Please contact the sole agents, LM6:  
Anthony O'Keefe  
Mobile: 07900 134483  
Email: [tony.okeefe@lm6.co.uk](mailto:tony.okeefe@lm6.co.uk)

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