

TO LET

Wirral

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Modern Unit with extensive Mezzanine Unit 17, Arrowe Park

Arrowe Brook Road, Upton, Wirral, Merseyside CH49 1SX

- Industrial/warehouse units
- Less than 2 miles to J3 of the M53
- New FRI Leases
- Extensive Mezzanine

2 398 - 4 827 sq ft



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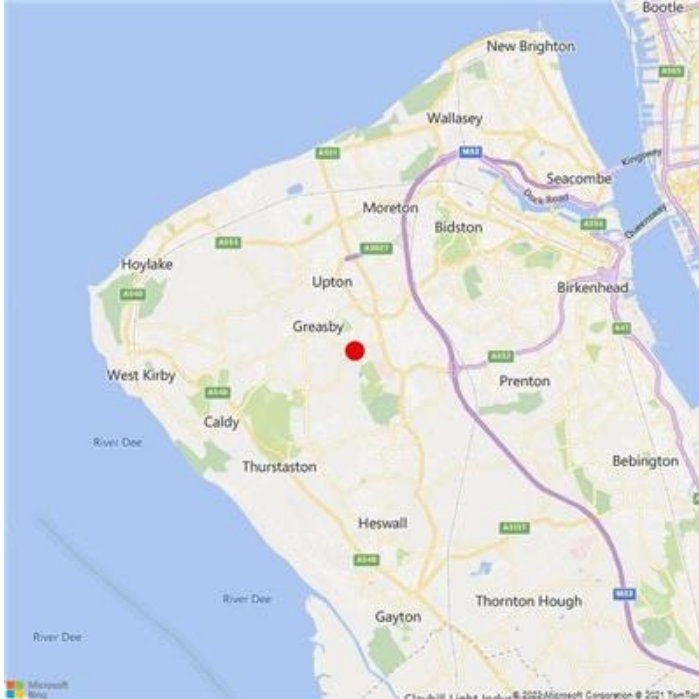
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Unit 17, Arrowe Park

Arrowe Brook Road, Upton, Wirral, Merseyside CH49 1SX



Location

The premises are situated approximately 1.5 miles from Junction 3 of the M53 motorway, adjacent to Wirral Business Park.

The premises lie approximately 6 miles from Liverpool. Arrowe Park Hospital is within a short drive of the premises and other neighbouring occupiers include Sainsbury's and Homebase.

Description

Arrowe Commercial Park has been fully redeveloped to provide a range of industrial units that are suitable for a variety of uses ranging from trade counter, factory or warehousing.

Each unit has its own pedestrian and roller shutter door access with communal loading.

Unit 17 has offices, w/c, kitchen and a mezzanine of 2,247 sqft which extends across the whole unit

Energy Performance Certificate

Accommodation

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

	sq ft	sq m
Ground Floor	2,398	222.77
Mezzanine & Sales Area	2,429	225.65
Total	4,827	448.43

Terms

The unit is available to lease on new Fri lease terms

There is an annual service charge of :

Unit 17: £1,209 tbc

and a contribution towards building insurance, £ tbc

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 joint agents, LM6 & B8 :

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