



VALLEY

BUSINESS PARK

@JUNCTION ONE, VALLEY ROAD, BIRKENHEAD, CH41 7ED

TO LET

WAREHOUSE /
INDUSTRIAL / TRADE
COUNTER UNITS

FROM 1,534 SQ FT
TO 9,709 SQ FT
(143 - 902 SQ M)



RECENTLY REFURBISHED

ENTER >

SUMMARY

The subject units form part of the Valley Business Park which is a fully enclosed and gated industrial estate. It benefits from 24hr security behind a manned gate and provides a range of units from 1,534 sq ft to 44,713 sq ft.

The estate has undergone an extensive refurbishment plan where phases 1 and 2 are fully let and the final phase of works sees the creation of x8 small business units, 8a – 9d.



Unit	Approximate Total GIA	
	Sq Ft	Sq M
7	6,275	583
8b, 8d-9d	1,534 - 9,709	143 - 902
TOTAL	15,984	1,485

Self contained office suites also available.

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Undergone extensive refurbishment.



Service yards to all large units.



Level access loading doors.



CCTV & 24 hour security.



A mix of steel portal frame & brick construction.



Pitched roofs



Metal sheet cladding.



Standalone Cold Store.



Barrier entry & security gatehouse.



Secure palisade fencing to site perimeter.

UNITS 7, 8 AND 9

These units provide a broad range of accommodation which can be adapted to accommodate occupier requirements from 1,534 sq ft.

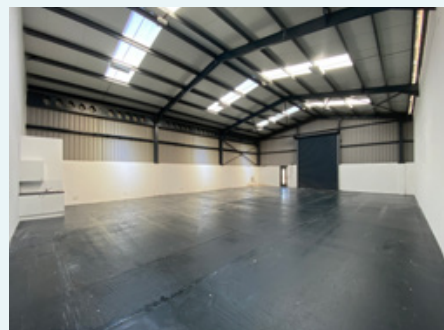
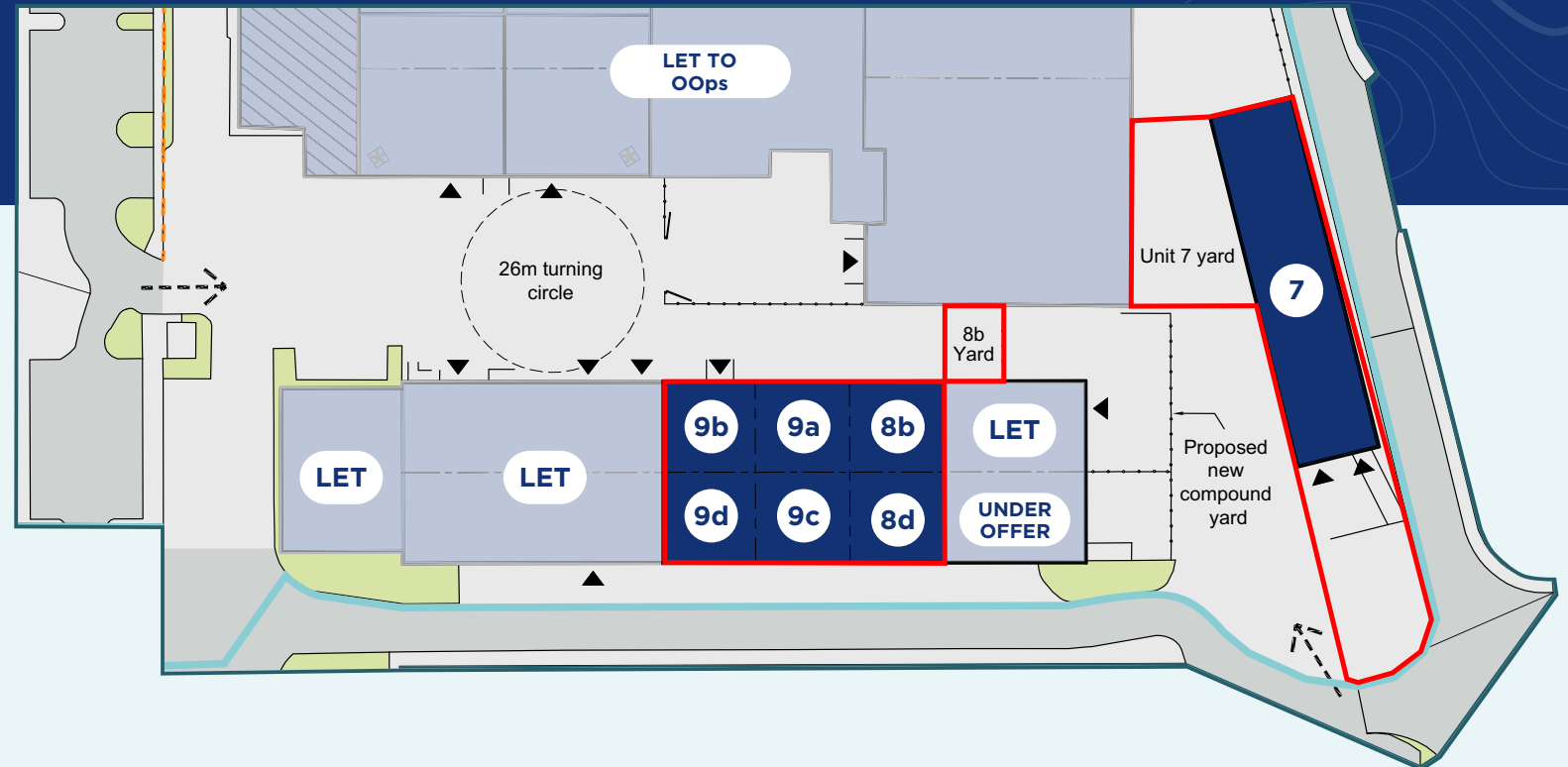
Each unit has been fully refurbished including new roof and 3 phase power.

They are offered to lease on new FRI lease terms to be agreed & can be taken independently or units 8 - 9 can be combined.



ACCOMMODATION

Unit	Sq Ft	Sq M
7	6,275	583
8a		LET
8b	1,641	152
8c		UNDER OFFER
8d	1,642	152
9a	1,643	153
9b	1,605	149
9c	1,644	153
9d	1,534	143



HOME

SUMMARY

UNITS

GALLERY

LOCATION

AERIALS

FURTHER INFO

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HOME

SUMMARY

UNITS

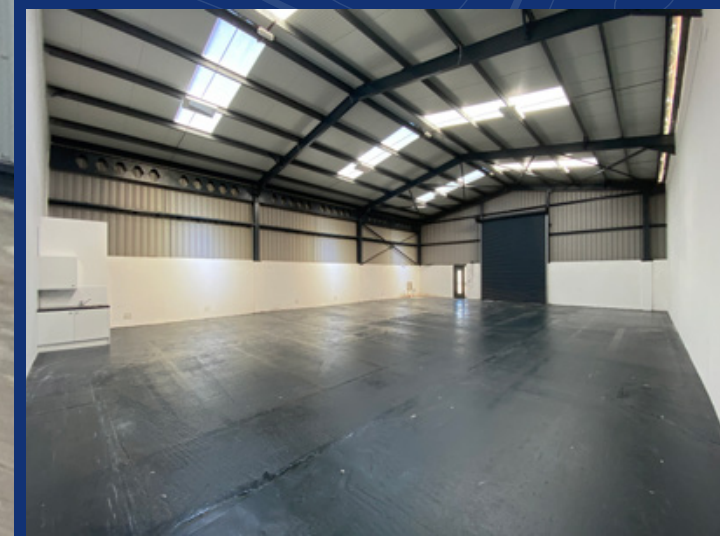
GALLERY

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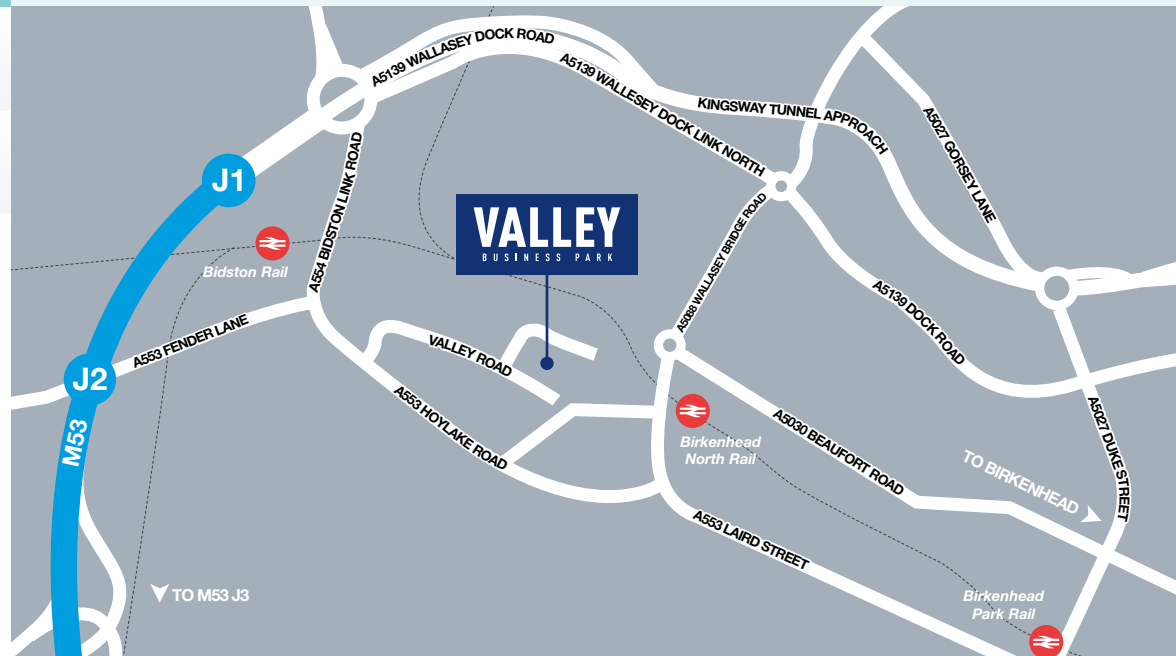
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LOCATION

Valley Business Park is accessed off Valley Road, via Hoylake Road (A553), and lies just 1 mile (3 minutes' drive) from Junction 1 of the M53. The Business Park has excellent transport links with the M53 motorway providing a direct link to the M56, and the national motorway network beyond. The Kingsway and Queensway Mersey Tunnels provide easy, fast, access to Liverpool city centre to the north.

It also benefits from excellent public transport links to established bus routes & rail links, Bidston & Birkenhead North Merseyrail station is 5 minutes' walk, offering regular services to Liverpool & Chester where mainline stations serve the national motorway network. The estate is also located close to local amenities including the Junction 1 Retail Park with B&Q, Halfords, Bensons for Beds, and a Tesco superstore lies immediately to the rear of the property.



“EASY, FAST
ACCESS TO
LIVERPOOL
CITY CENTRE”

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AERIAL 1

AERIAL 2

VALLEY

BUSINESS PARK

HOME

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LIVERPOOL CITY CENTRE

STENA LINE

BIRKENHEAD

RIVER MERSEY

CAMMELL LAIRD

LIVERPOOL JOHN LENNON AIRPORT

KINGSWAY MERSEY TUNNEL

BIRKENHEAD DOCKS

WIRRAL WATERS

BIRKENHEAD NORTH RAILWAY STATION

VALLEY
BUSINESS PARK

AERIAL 1

AERIAL 2

FURTHER INFO

RATES

Tenants will be responsible for the payment of business rates.

ESTATE CHARGE

An Estate Charge will be payable for general maintenance of the common areas of the estate, 24 hour security etc.

VAT

All rents and prices quoted are subject to vat at the prevailing rate.

RENT

Upon application.

TERMS

The units are available on new FRI leases upon terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

New EPC ratings are available from the agents.

CODE FOR LEASE 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.

VIEWING

Strictly by appointment only with the joint agents LM6 and Legat Owen.

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Schroders

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