

TO LET

Birkenhead

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Production/Warehouse with Secure Yard Unit 5a

259 Brook Street, Birkenhead CH41 3PT

- Self contained unit
- Secure yard area
- New FRI lease rental £ 61,500 + VAT
- Unit can be split from circa 3,000 sqft

3 000 - 10 326 sq ft

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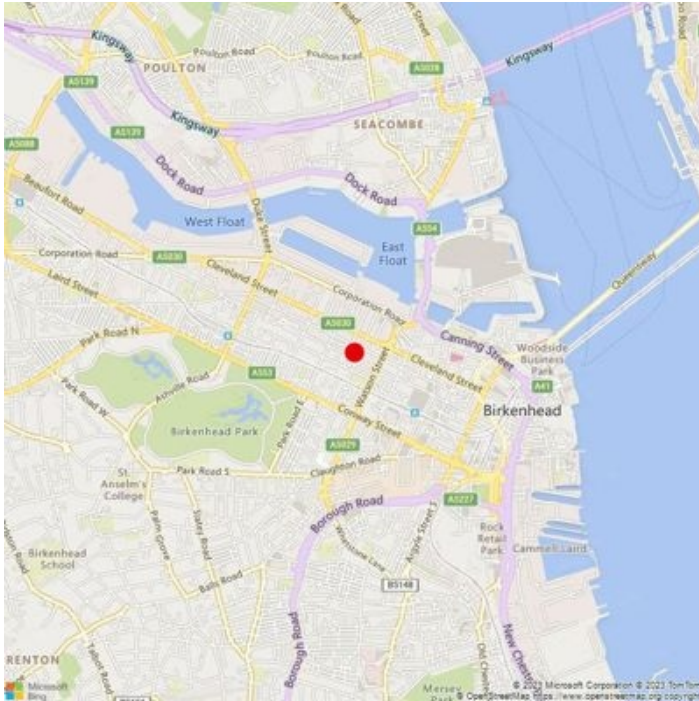
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Unit 5a

259 Brook Street, Birkenhead CH41 3PT



Location The facility is situated on Brook Street Birkenhead approximately 400m from the Dockland area. Access to the area is via the M53 motorway (approximately 1.5 miles away) and the Mersey Tunnel crossing leading to Liverpool is approximately ½ mile from the site.

Some notable local occupiers include City Electrical Factors and Interserve.

The site is located within close proximity to Peel's expansive Wirral Waters which will further enhance and develop the local area with the creation of a new Enterprise Zone.

Description Unit 5 a provides production/warehouse with ancillary offices and a secure yard area and separate parking

The warehouse has a minimum eaves height of 5 m and is serviced by a surface level loading door leading to a self contained and secure yard area.

The unit is offered to lease.

Whilst we are seeking to lease the whole the unit can be split to accommodate smaller requirements from circa 3,000 sqft

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
Main Offices Ground	1,163	108.04
Main offices 1st Floor	1,163	108.04
Production Offices	388	36.05
Warehouse/Production	4,472	415.45
Additional storage	3,140	291.71
Total	10,326	959.29

Terms

The unit is offered by way of new FRI lease on terms to be agreed at £ 61,500 pa + VAT.

It can be sub divided and rent will vary subject to works required

Building insurance tbc

Rateable Value

Interested parties are requested to verify these figures with Wirral MBC

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

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Indicative Plan Unit 5a, 259 Brook Street, Birkenhead, CH41
Not to scale.



	sqft
Main Warehouse	4,472
Additional Storage	5,240
Warehouse Office	388
Ground Office	1,383
Lot Office	1,383
Total	13,266



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