

TO LET

Upton, Wirral

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Secure Workshop/Store

Unit 14, Arrowe Park

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

- Less than 2 miles to J3 of the M53
- Rent - £14,320 pa (£1,195pcm) exclusive
- 3 phase electrics
- Mezzanine a & Offices

1 195 sq ft (111.02 sq m)



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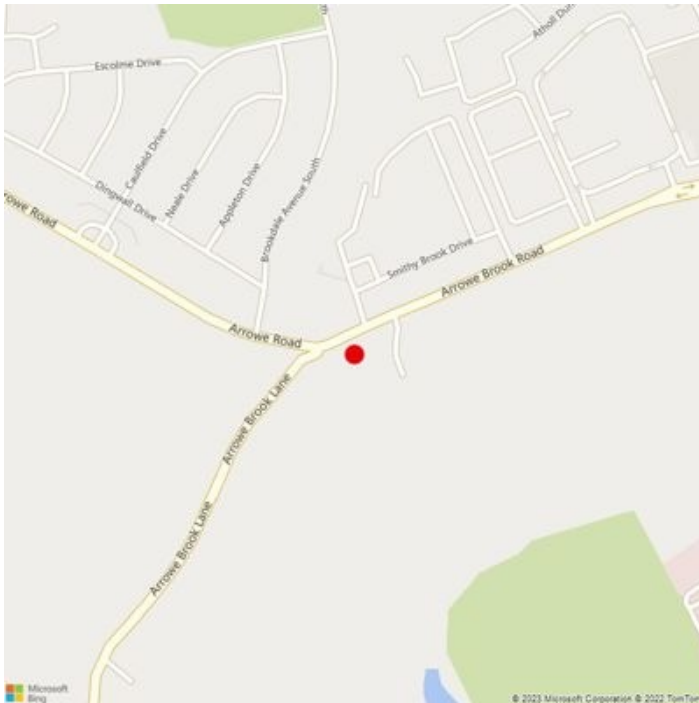
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Location The premises are situated approximately 1.5 miles from Junction 3 of the M53 motorway, adjacent to Wirral Business Park.

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.

Unit 14 provides a secure unit with mezzanine storage (449 sqft) including office (180 sqft).

It benefits from roof lights, sodium lights, 5.9 m eaves height, 3.1m beneath mezzanine, 3 phase electrics and electronic surface level loading door (dimensions 3.78m (w) x 4.5 m (h))

Energy Performance Certificate

An energy performance certificate is available on request.

Accommodation

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

Total	1,195	111.02
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Terms

The unit is available to lease on new Fri lease terms at an annual rental of £14,340 + VAT

The Tenant will pay a fair proportion of the cost incurred by the Landlord in insuring the estate estimated at £200 per annum and an annual service charge of approx £590 is also payable

Rateable Value

We understand Unit 14 has an RV of £6,300 effective 1 April 2023. The unit may therefore qualify for 100% rate relief.

Interested parties are requested to contact the local authority., Wirral BC

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 agents, LM6 :

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