

TO LET

Birkenhead

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LM6



Refurbished Production/Warehouse

28 Cathcart Street, Birkenhead, Merseyside CH41 3NP

- Recently Re-roofed and renovated
- 3 phase electrics
- 4 m minimum working height
- LED Lighting
- Full height surface level loading door
- Immediately Available
- £3,000 per month rent

**5,549 sq ft
(515.5 sq m)**



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Location The premises are located on the Cathcart Street and sites between Corporation Rd and Cleveland St n the long established industrial area of North end Birkenhead. It is approximately 400m from the docks and 1/2 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 production/warehouse unit has recently been refurbished to include a new roof.

It is of steel truss construction with a minimum working height of 4m and benefits from ancillary office and trade counter, 3 phase power and a surface level loading door leading onto Cathcart St

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:

	sq ft	sq m
Production Warehouse	5,106	474.35
Office and trade counter	443	41.15
Total	5,549	515.5

Terms The unit is offered by way of new FR & I lease on flexible terms to be agreed.

The landlord will insure the premises and recoup monies from the tenant as part of the lease

Rent £36,000 Per Annum

Rateable Value The subject unit has an RV of £ 16,750 effective 1 April 2023, so rates payable approx £ 9,145.5.

Property Reference: 00018280002804

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.

Anti Money Laundering (AML)

To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

Please contact me should you require any further information.

Further Information / Viewings

Please contact the sole agents, LM6:

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Email: tony.okeefe@lm6.co.uk

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