

TO LET

Hoylake, Wirral

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LM6



Modern Warehouse Unit

21 B Carsthorpe Road, Hoylake, Wirral, CH47 4FB

- Self contained, secure site
- Mezzanine Storage
- 5.6m eaves
- £1,583 per month exclusive

1,964 sqft (182.46 sq m)



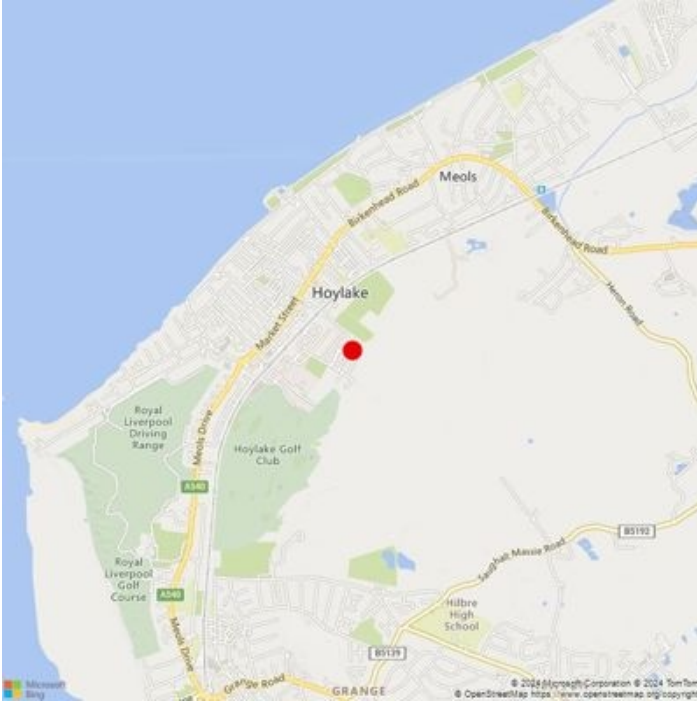
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Location The unit is situated in the Carr Lane Industrial Area of Hoylake, approx 1/4 mile from Hoylake train Station & Hoylake Centre.

The M53 is approx 3 miles distant via Moreton or Saughall Massie , giving access to J2 M53 Moreton spur via the A540

Description Semi detached small workshop/production unit of modern steel portal frame construction within a self contained and secure compound area.

The unit provides ground and first floor office accommodation with canteen facilities and a mezzanine storage area across the first floor.

The warehouse has a minimum eaves height of 5.6 M & working height of 2.6 m below the mezzanine, LED lighting and is serviced by an electronically operated surface level loading door (3m x 4m(h)) leading to a self contained and secure yard. Additional storage is provided to the gable end via 2 shipping containers.

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
Warehouse/Production	887	82.4
Ground Office	165	15.33
First Floor Office	165	15.33
Mezzanine Store	746	69.3
Total	1,964	182.46

Terms The unit is offered by way of new Full repairing and Insuring lease for a minimum term of 3 years at a annual rental of £ 19,000 per annum (£1,583 pcm) exclusive.

Building Insurance to be paid by landlord and re-couped from tenant.

Rent £19,000 Per Annum

Rateable Value We understand the unit has a Rateable Value of £ 8,100 effective 1 April 2023.

On this basis qualifying occupiers may benefit from 100% rate relief.

Interested parties are requested to contact the local authority to verify.

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)

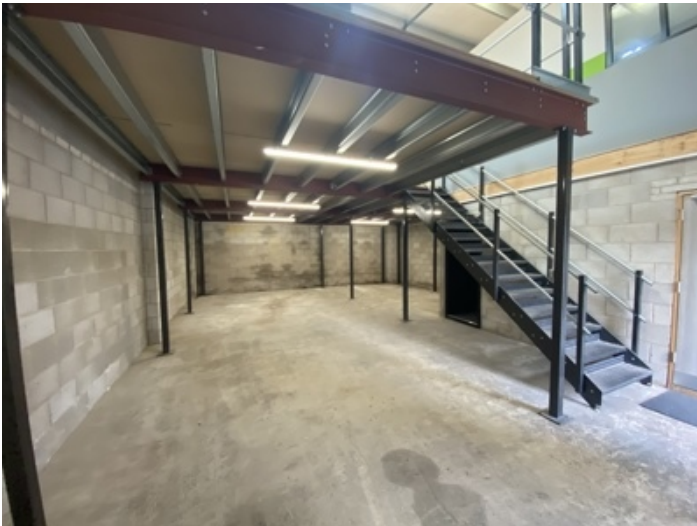
To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

Further Information / Viewings

Please contact the sole agents, LM6:
Anthony O'Keefe
Mobile: 07900 134483

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