

TO LET

Upton, Wirral

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Secure warehouse

Units 16, Arrowe Park

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

- Less than 2 miles to J3 of the M53
- New FRI Leases
- Rent - £12.00 psf
- Roller shutter door access

1 272 sq ft (118 17 sq m)



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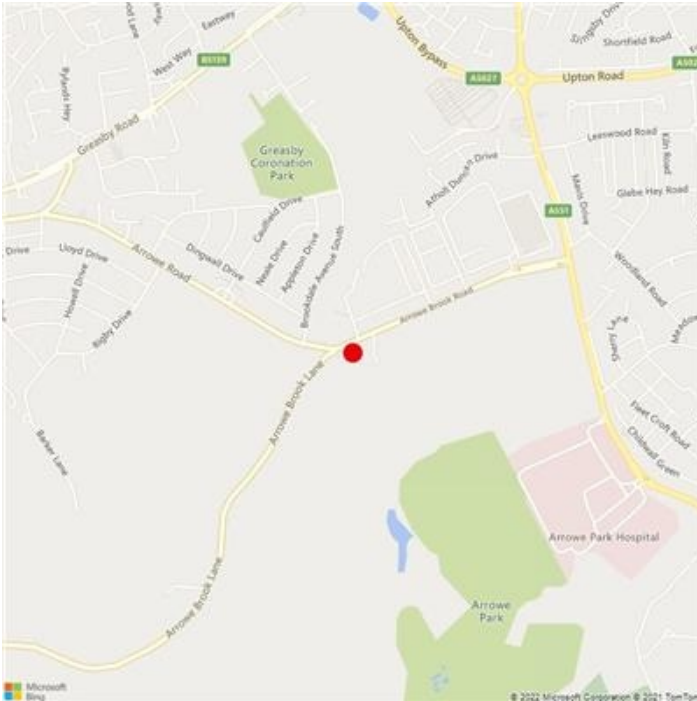
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Location The premises are situated approximately 1.5 miles from Junction 3 of the M53 motorway, adjacent to Wirral Business Park.

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.

Each unit has its own pedestrian and roller shutter door access with communal loading.

Unit 16 has a full height roller door and a w/c block.

Note - There is no mezzanine to his unit.

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
Unit 16	1,272	118.17
Unit 17	2,398	222.77
Total	1,272	118.17

Terms The unit is available to lease on new Fri lease terms

There is an annual service charge estimated at £608

and a contribution towards building insurance, annual estimate £187.58 pa

Rent £12.00 Per Sq Ft

Rateable Value

The estimate the Rateable Value for Unit 16 is £6,400.

The unit may qualify for 100% rate relief. Local Authority Reference 0001001A0015A5

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.

Please contact me should you require any further information.

Further Information

Please contact the joint agents, LM6 & B8 :

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