

For sale
Production facility / industrial complex



57,976 sq ft (5,386.15 sq m)

Dock Road South, Wirral, Merseyside, CH62 2SP



Property Summary

The building benefits from the following specification:

- Unique manufacturing complex
- Detached offices
- On a site of 5.53 acres (2.24 hectares)



LOCATION

The property is located on Dock Road South close to the Wirral International Business Park and Croft Retail and Leisure Park.

It is approximately 2 miles north of Bromborough Town Centre and 3.5 miles south of Birkenhead, also giving access onto Liverpool City Centre via the Mersey Tunnels.

Access from the M53 motorway is either via Junction 4 or via the New Chester Road (A41) which links directly to Junction 5.

DESCRIPTION

The property comprises an industrial complex on a self-contained site.

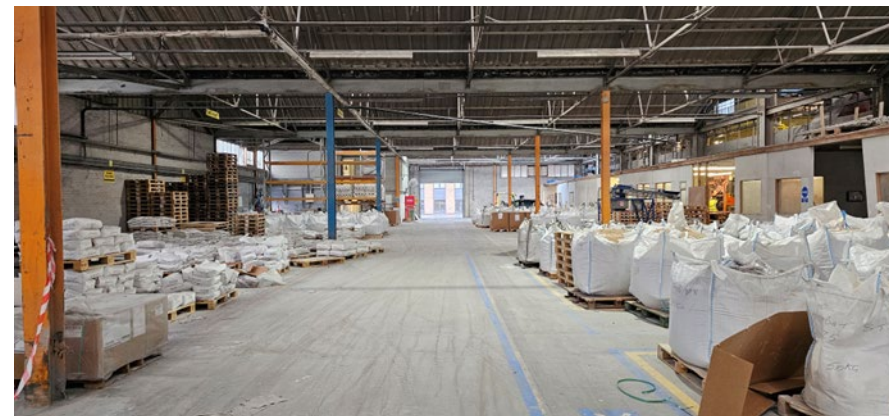
The main industrial building is a mixture of steel frame construction under a pitched roof benefitting from 10% roof lights, 5.2m eaves height, LED lighting throughout, brick and clad walls, three electric roller shutter doors, two steel sideways manually operated loading doors and concrete floors.

There is a substantial canopy along the front elevation and a storage section to the rear of the warehouse with the external wall containing concrete blocks to circa 4 metres in height with open elevations to the upper sections of the wall. There is also an internal silo section situated within the main warehouse which extends to a height of approximately 15 metres.

To the front of the site is a detached two storey lab / office building with plastered and painted walls, fluorescent strip lighting, double glazed uPVC windows, wall mounted radiators and a mixture of carpeted and vinyl flooring.

There are a further two small detached storage units.

Externally, the property has a concrete yard and a separate tarmac car parking section. The site is secured with steel wire mesh fencing and a security gate and the property is soft landscaped with sections of lawn and trees surrounding the site boundary.





ACCOMMODATION

Unit	Description	Sq m	Sq ft
Whole	Ground floor store	1,656.3	17,828
	Ground floor production area	363.7	3,915
	Ground floor internal storage	209.4	2,254
	Ground floor store	51.7	556
	Ground floor store	45.8	493
	Ground floor store	572.4	6,161
	Ground floor canteen	48.7	524
	First floor works office	106	1,141
	Ground floor production area	2,332.2	25,104
Total:		5,386.2	57,976

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

ANTI-MONEY LAUNDERING

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING / FURTHER INFORMATION

Strictly by appointment with the sole agent, Knight Frank.

TERMS

Our clients long leasehold is available with further information available upon request.

TENURE

The property is held long leasehold on a 999 year lease from 1 January 1965.

BUSINESS RATES

We recommend interested parties make their own enquiries to the local authority.

EPC

The Energy Performance Certificate is available on request.



Contact



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

ROB TILLEY

+44 161 833 7719

+44 7973 622 837

rob.tilley@knightfrank.com

BRADLEY NORTON

+44 161 470 0611

+44 7870 393 145

Bradley.norton@knightfrank.com

Date of Details: January 2024

Date of Photographs: October 2019

Disclaimer This general document is provided strictly on the basis that you cannot rely on its contents and Knight Frank LLP (and our affiliates, members and employees) will have no responsibility or liability whatsoever in relation to the accuracy, reliability, currency, completeness or otherwise of its contents or as to any assumption made or as to any errors or for any loss or damage resulting from any use of or reference to the contents. You must take specific independent advice in each case. It is for general outline interest only and will contain selective information. It does not purport to be definitive or complete. Its contents will not necessarily be within the knowledge or represent the opinion of Knight Frank LLP. Knight Frank LLP is a property consultant regulated by the Royal Institution of Chartered Surveyors and only provides services relating to real estate, not financial services. It was prepared during the period of June 2019. It uses certain data available then, and reflects views of market sentiment at that time. Details or anticipated details may be provisional or have been estimated or otherwise provided by others without verification and may not be up to date when you read them. Computer-generated and other sample images or plans may only be broadly indicative and their subject matter may change. Images and photographs may show only certain parts of any property as they appeared at the time they were taken or as they were projected. Any forecasts or projections of future performance are inherently uncertain and liable to different outcomes or changes caused by circumstances whether of a political, economic, social or property market nature. Prices indicated in any currencies are usually based on a local figure provided to us and/or on a rate of exchange quoted on a selected date and may be rounded up or down. Any price indicated cannot be relied upon because the source or any relevant rate of exchange may not be accurate or up to date. VAT and other taxes may be payable in addition to any price in respect of any property according to the law applicable. © Knight Frank LLP 2019. All rights reserved. No part of this presentation may be copied, disclosed or transmitted in any form or by any means, electronic or otherwise, without prior written permission from Knight Frank LLP for the specific form and content within which it appears. Each of the provisions set out in this notice shall only apply to the extent that any applicable laws permit. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934 and trades as Knight Frank. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Any person described as a partner is a member, consultant or employee of Knight Frank LLP, not a partner in a partnership.

knightfrank.co.uk

Connecting people
& property, perfectly.

