



ARK ROYAL

BUSINESS PARK

Birkenhead



Business Parks



BIRKENHEAD
TOWN CENTRE

CAMPBELTOWN RD

CAMMELL LAIRD

A41 - NEW CHESTER RD

For Sale

Up to 34.24 acres



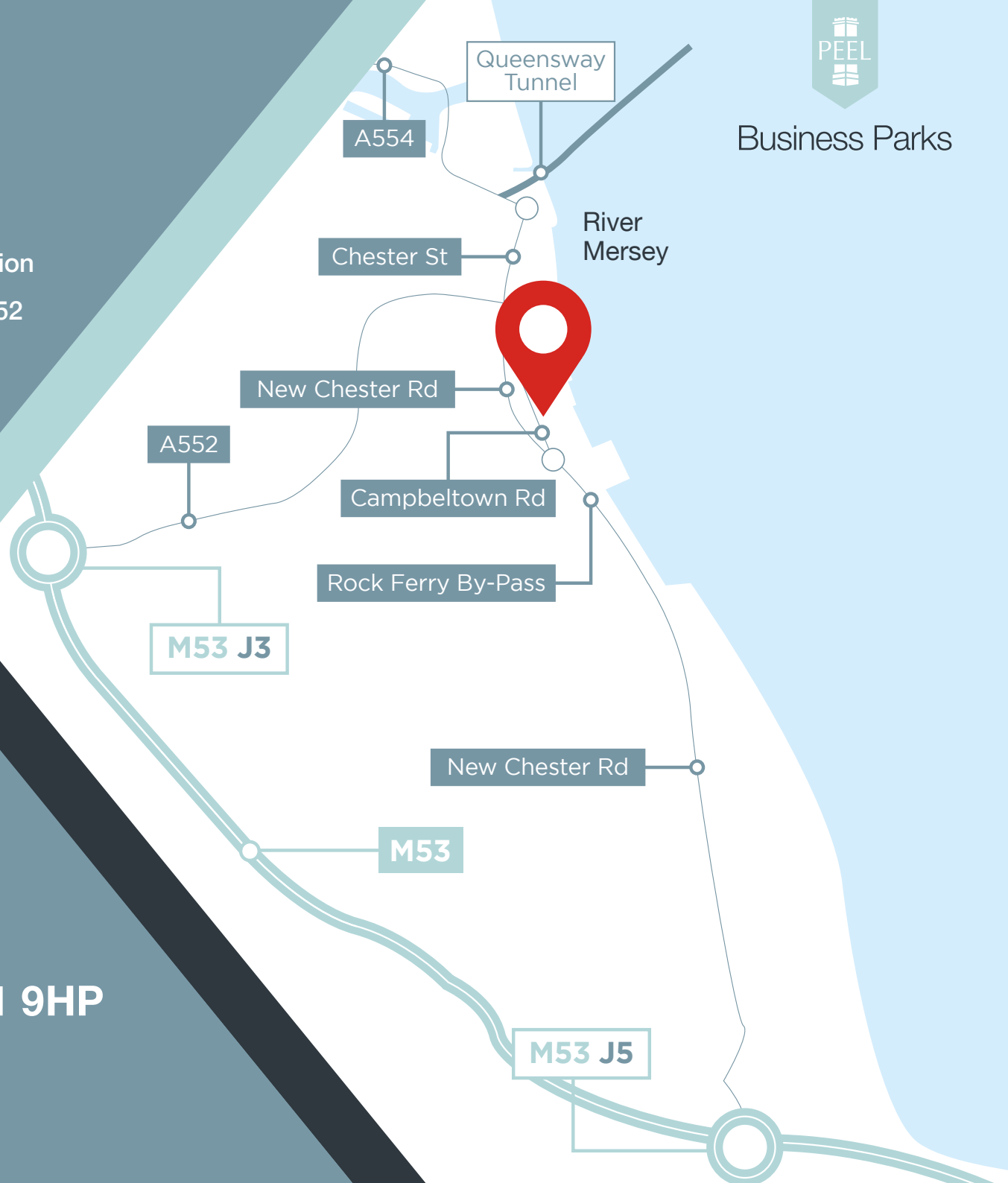
- Established Trade / Business Park / Industrial location
- Access to A41 New Chester Road & J3/M53 via A552
- Up to 34.24 acres available
- Plots from 5 acres
- May suit industrial / logistics development (STP)
- Suitable for open storage uses

The site is located on Campbeltown Road off New Chester Road (A41), within 1 mile of the Port of Liverpool / Birkenhead Docks, next to the world renowned ship building Cammell Laird. Junction 3 of the M53 motorway is within approximately 3.5 miles accessed from the A552.

Nearby occupiers include Travis Perkins, Screwfix, Booker Wholesale, Topps Tiles, Toolstation and Benchmark Kitchens & Joinery.

The site is suitable for open storage uses or potential industrial / logistics development (subject to planning). The preference is to sell the site as a whole, but the Vendor may be open to selling parcels from around 5 acres upwards (see example on page 4).

Sat Nav
CH41 9HP



RIVER MERSEY

CAMMELL LAIRD

SCREWFIX

HALFORDS AUTOCENTRE

TRAVIS PERKINS

CAMPBELTOWN RD



TOPPS TILES

HERTZ CAR HIRE

A41 - NEW CHESTER RD

TOOLSTATION

BENCHMARK KITCHENS
& JOINERY

BOOKER WHOLESALE



Parcel A
14.03 acres

Parcel B
6.92 acres

Parcel C
12.42 acres

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Terms

For sale freehold.

Contact

For further information contact the joint agents.

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Pool Holdings for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Balaize has any authority to make or give any representation or warranty whatsoever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT. (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale / letting, unless stated otherwise.

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MARKETING