

**Mileway**

# Arrowe Business Park

## Wirral

Available to Let  
Warehouse

1,002 - 5,275 sq ft ( 93 - 490 sq m )



Roller shutter door



6 miles from Liverpool



24 hour access



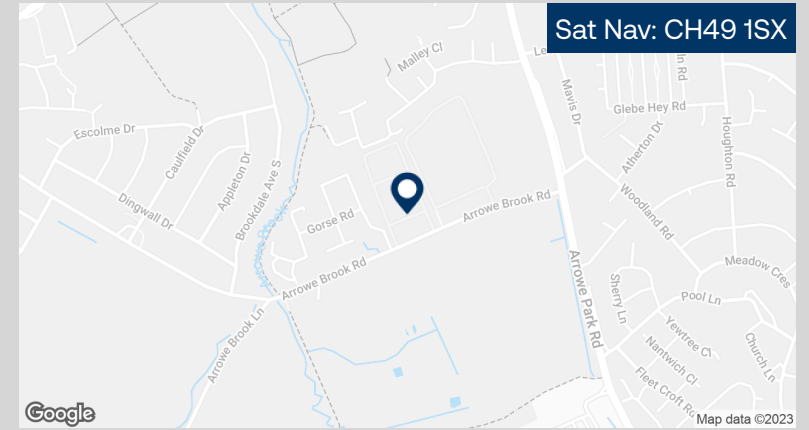
On-site car parking



1.5 miles from M53 J3

# Arrowe Business Park

Arrowe Brook Road Wirral CH49 1SX



## 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.

## 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, Homebase, Argos and McDonalds.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**

Ryan White  
northwest@mileway.com  
01925 358160



Tony O'Keefe  
tony.okeefe@lm6.co.uk  
0151 541 2447



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 9	Warehouse	3,001	279	Immediately	£1,850 PCM
Units 13	Warehouse	1,002	93	05/08/2024	£1,022 PCM
Unit 16	Warehouse	1,272	118	Immediately	£1,272 PCM
Total		5,275	490		

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.