



# TO LET

# INDUSTRIAL UNIT

## Argyle Industrial Estate, Appin Road, Birkenhead CH41 9HH

- Integral high quality offices
- Electric roller shutter doors
- 4m eaves
- Dedicated parking

### LOCATION

The unit, located on Argyle Industrial Estate, is centred in the heart of Birkenhead with ease of access to Liverpool via the Queensway Birkenhead Mersey Tunnel which is only 0.5 miles away. The position on the Estate includes ease of access for HGV's provided by wide connecting roads.

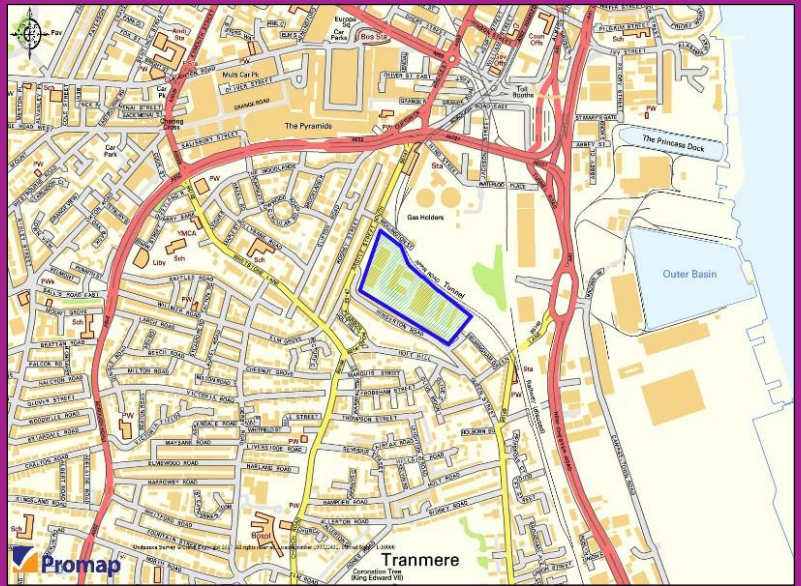
The Estate is just 3.5 miles from Junction 3 of the M53, connecting to the M56 to Manchester and the A55 to North Wales.

**mason  
owen...**

property consultants

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[www.masonowen.com](http://www.masonowen.com)

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 Appin Road  
 Birkenhead  
 CH41 9HH



Unit	Area		Rent pa	Rent psf	Rateable Value	Service Charge pa	Insurance	EPC
16	315.96 m <sup>2</sup>	3,401 ft <sup>2</sup>	£16,053	£4.72	£14,500	£2,890	Inclusive	E108

### Description

The units are in good condition and allow for a light and spacious working environment with 15% natural roof fenestration. The properties comprise of steel portal frame construction with 50% external over-clad. The units benefit from electric roller shutter doors, and a generous eaves height of 4 metres.

Externally the properties benefit from dedicated parking spaces and a loading strip, which decreases over-crowding on the estate.

The offices have recently been refurbished and are fully carpeted, painted and have LED strip lighting.

### Tenure

Available by way of new full repairing and insuring leases for a term of years to be agreed.

### Legal costs

Each party to be responsible for their own legal costs

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

### Viewing

Strictly through the agent:

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