



TO LET

QUALITY MODERN HQ WAREHOUSE/WORKSHOP UNIT WITH OFFICES AND YARD

Premises at Campbeltown Road, Birkenhead CH41 9HP

- 15,291 SQ FT (1420.6 SQ M)
- UNDERGOING MAJOR REFURBISHMENT
- AVAILABLE FOR OCCUPATION NOV/DEC 2022
- 6M EAVES
- CLOSE TO QUEENSWAY (BIRKENHEAD) MERSEY TUNNEL

Location

Campbeltown Road is located within a well established industrial and commercial area being situated just off the A41, the main arterial route between Birkenhead and Chester and within 0.5 miles of the Queensway (Birkenhead) Mersey Tunnel.

The location is well served by public transport with Green Lane Railway Station being only a short walk away.

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Description

A modern HQ warehouse/workshop unit incorporating offices and ancillary accommodation at ground and first floor levels together with dedicated car parking to the front and an enclosed yard area to the rear.

Internally the workshop/warehouse accommodation benefits from excellent levels of natural light and an eaves height of approximately 6m. Vehicular access is provided by two no. up and over electric doors leading on to the rear yard.

The car parking area is fully enclosed and provides dedicated off street car parking.

Areas

We calculate the property comprises the following gross internal areas:

Accommodation	Sq Ft	Sq M
Ground Floor	12,206	1134
Warehouse/Offices/Ancillary		
First Floor Offices/Stores/Ancillary	3,085	286.6
TOTAL	15,291	1420.6

Works

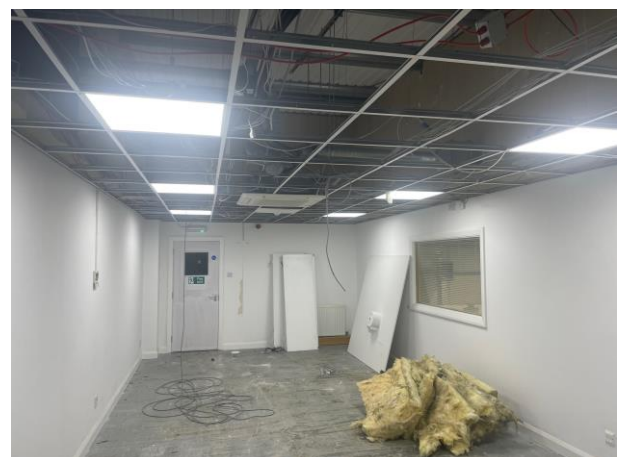
The premises are currently undergoing an extensive refurbishment program and will be available for occupation Nov/Dec 2022.

Services

All mains' services are connected to the property including gas and three phase power. The property benefits from male/disabled/female toilet and kitchen facilities.

There are 2x electric vehicle charging points both are 22KV.

Additionally, the property benefits from free use of electricity generated roof mounted PV solar panels.

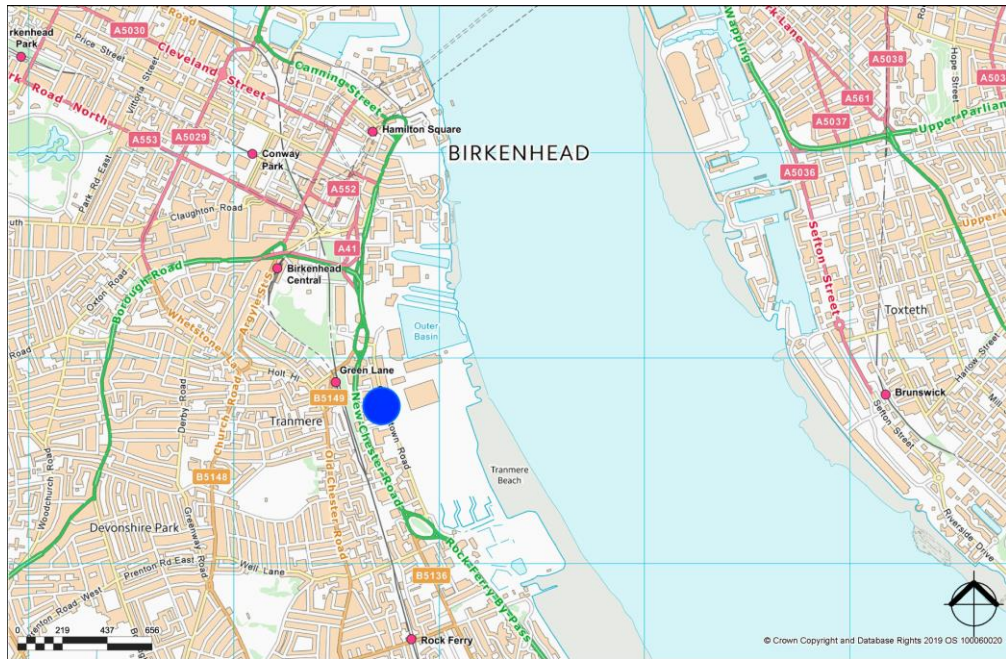


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Photographs Taken October 2022

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Terms

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

Rent

£99,000 per annum exclusive of rates, VAT, service charge and all other outgoings.

Rates

Rateable Value: £70,500
Rates Payable 22/23: £36,096 approx.

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

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Legal costs

Each party to be responsible for its own legal costs.

VAT

The premises are elected for VAT which is payable in addition to rent and all other outgoings.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

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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Misrepresentation Act 1967

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