



TO LET

**One Stadium Court, Wirral International Business
Park Plantation Road, Bromborough CH62 3QG**

**PRELIMINARY DETAILS
AVAILABLE
AUTUMN 2021**

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

- High quality modern warehouse incorporating offices and substantial yard
- 17,019 sq ft (1581 sq m) on 0.848 acres (0.343 hectares) approx
- Eaves height: 8.3m
- 2 no. electric up and over doors
- Dedicated car parking areas
- To be fully refurbished

One Stadium Court

Wirral International Business Park
Plantation Road
Bromborough CH62 3QG

Location

The property is situated in a prominent position within Stadium Court on Plantation Road, also fronting on to Old Hall Road within the established Wirral International Business Park and a short distance from the (A41) New Chester Road. Junction 5 of the M53 Motorway is approximately 2 miles to the north and the Mersey Tunnels are approximately 4 miles away.

Description

The property comprises a detached modern warehouse/industrial unit incorporating ground and first floor offices and benefiting from a substantial yard area which is surfaced in concrete hard standing.

The unit has a minimum clearance height of 7.2m to the haunch rising to approximately 8.3m at eaves with vehicular access provided by a 2 no. electrically operated up and over doors which lead on to the surfaced concrete yard area.

The offices are fitted out to a high standard being carpeted throughout and having perimeter trunking, suspended ceilings and recessed lighting.

Male, female and disabled toilets facilities are provided within the ground floor reception with additional toilets provided to the warehouse area. The property also benefits from kitchen /canteen facilities.

Dedicated on site car parking is provided to the front of the building and the site is fully enclosed by palisade fencing.



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Accommodation

Gross internal floor areas are:

Accommodation	Sq Ft	Sq M
Ground Floor Offices/Ancillary & Warehouse	14,896	1,383.8
First Floor Offices and Store	2,123	197.2
TOTAL	17,019	1,581.0

Additionally, there is a steel mezzanine floor area which extends to approximately 716 sq ft. (66.5 sq m).

From measurements scaled from OS we calculate the property occupies a site area of 0.848 acres (0.343 hectares).

Terms

The premises are available to let by way of a new full repairing and insuring lease on terms to be agreed.

Rental

On application.

Services

All main services are connected to the property include 3 phase power.

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Rates

Rateable Value: £71,500
Rates Payable 2021/22: £36,608

The ingoing tenant to be responsible for all rates payable.

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal costs

Each party to be responsible for their own legal costs.

VAT

We understand that the premises are registered to VAT and all prices, outgoings and rentals will be subject to VAT at the prevailing rate

Anti Money Laundering

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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