



TO LET

LARGE WAREHOUSE/WORKSHOP PREMISES

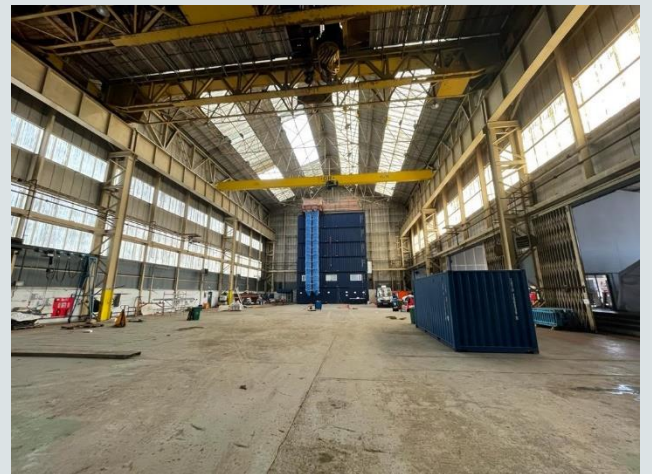
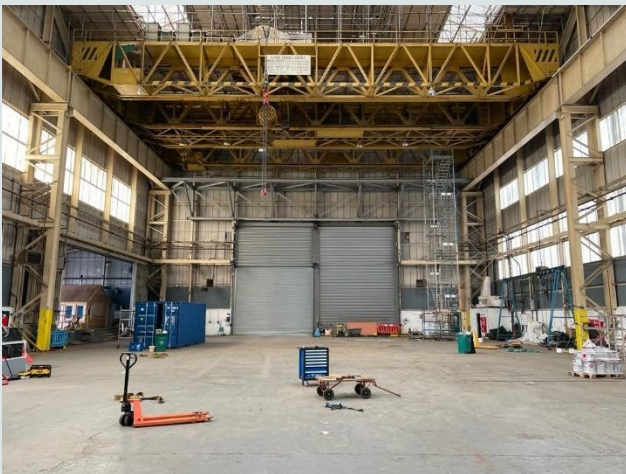
200 Ton Shop, SMM Business Park, Dock Road, Birkenhead CH41 1DT

- 27,446 SQ FT (2549.7 SQ M)
- SUBSTANTIAL INTERNAL CLEARANCE HEIGHT
- WITHIN CLOSE PROXIMITY TO MERSEY TUNNEL AND M53

Location

The unit is located within the Stone Manganese Marine Business Park on Dock Road South in Wallasey and as such benefits from easy access to the M53 and Birkenhead Town Centre together with Liverpool City Centre via the Mersey Tunnels.

In addition, the site is in close proximity to the Ferry Terminal at Twelve Quays.



200 Ton Shop SMM Business Park Dock Road Birkenhead CH41 1DT

Description

The premises consist of a stand-alone modern warehouse of steel portal frame construction with a pitched roof supported via steel trusses.

Access to the unit is provided via a pedestrian entrance door whilst loading is accessible via an electronic roller shutter door.

Internally, the premises are a mixture of open plan and side bay accommodation with solid concrete floor, brick elevations and metal sheet cladding to the eaves. Good levels of natural light are provided by translucent light panels further supplemented via sodium box lights. The unit benefits from a substantial internal height of 13.2m approx. below the crane rail.

In addition, the unit benefits from 24 hour site security and onsite secure parking facilities.

Accommodation

We estimate the premises provide the following approximate gross internal areas:

| ACCOMMODATION | IMPERIAL | METRIC |
|--------------------|---------------------|---------------------|
| Warehouse/Workshop | 18,483 sq.ft. | 1,717.1 sq m |
| Side Bays | 8,962 sq ft | 832.6 sq m |
| TOTAL GIA | 27,446 sq ft | 2,549.7 sq m |

Terms

Available on a short term flexible basis – further details available upon request.

Rates

| | |
|----------------------------|----------------|
| Rateable Value | £61,000 |
| Rates Payable 22/23 | £31,232 |

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

EPC

C71

Legal Costs

Each party to be responsible for their own legal costs.

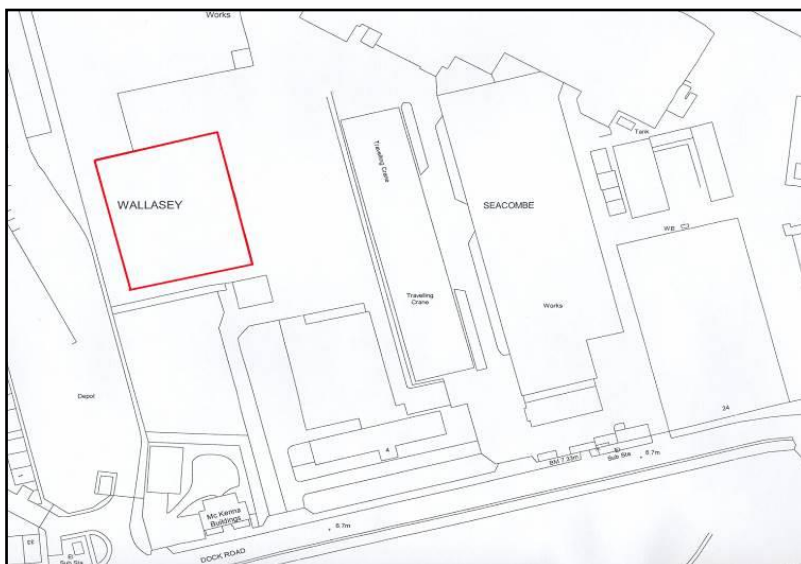
Code for Leasing Business Premises

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 agents:

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**mason
owen...**

property consultants

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