

# TO LET



## Unit 5, SMM Site, Dock Road, Birkenhead CH41 1DT



**2,259 sq ft**

Area



**£10,200 p/a**

Rent



**£5,000**

Rates - RV



**D100**

EPC

- Roller shutter door access
- Mezzanine accommodation
- Additional rear yard space
- Good connectivity to Liverpool and M53 motorway





## Location

Unit 5 is located within the Stone Manganese Marine Business Park on Dock Road in Birkenhead. The site benefits from being within close proximity to both Kingsway and Queensway Tunnels for access to Liverpool City Centre and the greater Merseyside region. Access to the M53 Motorway is also nearby connecting the site to the national motorway network.

## Description

A warehouse/workshop unit with roller shutter door access. Brick constructed elevations reinforced with internal steel frame, external metal sheet cladding, and solid concrete floor. Roof panels allowing natural light as well as fluorescent lighting throughout. Eaves height of 3.6 metres.

Additional mezzanine accommodation, currently fit out as two offices extending to approximately 270 sq ft.

On-site parking available directly outside the unit along with overspill communal parking on a first come first served basis.

In addition, the unit benefits from 24-hour site security.





### Area

The unit is comprised of the following areas (Gross Internal Area – GIA), measured in accordance with RICS Code of Measuring Practice (2015):

Main Warehouse	1989 sq ft (184.78 sq m)
Mezzanine	270 sq ft (25.12 sq m)
<b>TOTAL</b>	<b>2,259 sq ft (209.90 sq m)</b>

### Tenure

Terms to be agreed upon a new full repairing and insuring lease (outside of the Landlord & Tenant Act 1954) – all new leases on the site will run until 30<sup>th</sup> September 2028. Flexible terms – termination notice period of 1 month (tenant) and 6 months (landlord).

### Rent

The property is available for a rent of £850 pcm/£10,200 per annum. The rental amount is inclusive of site costs and buildings insurance.

### Rates

Rateable Value April 2023 Valuation: £5,000  
Small business rates relief may be available – all enquiries to be made with the Local Authority

### EPC

D100

### Legal

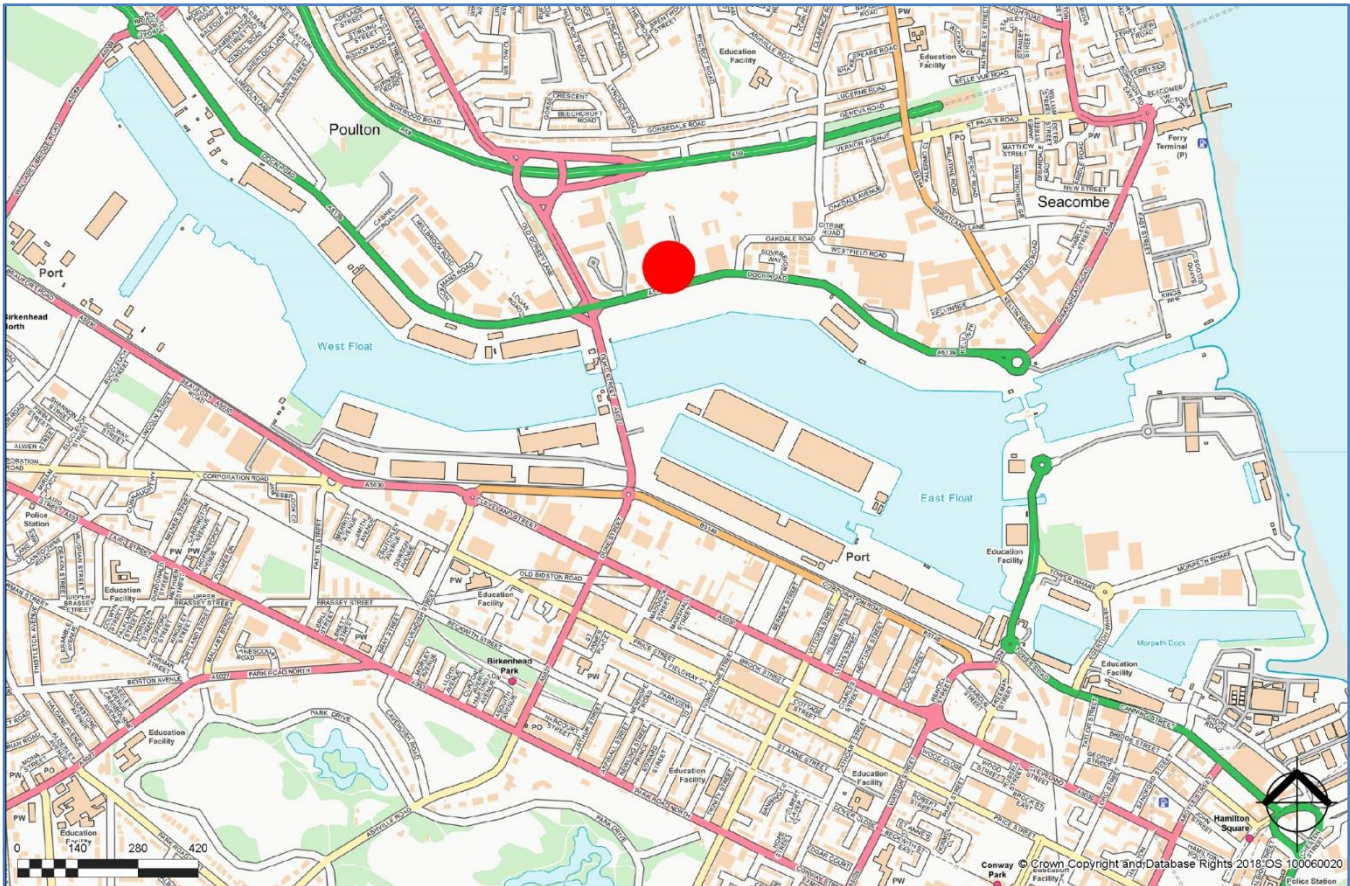
Each party to be responsible for their own legal costs.

### Costs

### VAT

The property is not currently subject to VAT.





For further information please contact:



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[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](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.

[Anti 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.

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