



TO LET

Production/Warehouse Unit

3,369 sq.ft (313 sq.m)

Unit 11 Grisedale Road Old Hall Estate, Bromborough, Wirral **CH62 3QD**

- Popular industrial location
- Within easy reach of the M53
- Electric roller shutter door access

LCP

01384 400123

www.lcpproperties.co.uk

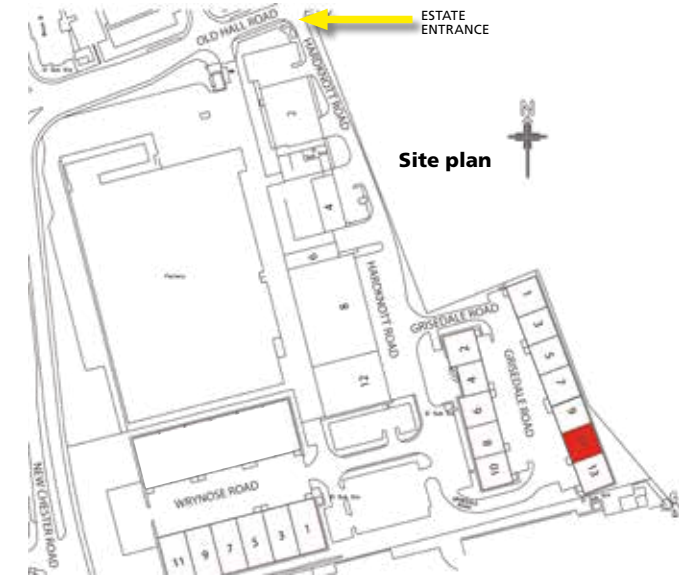
DESCRIPTION

- Electric roller shutter door access
- Lighting included
- Male & female toilet facilities
- 3 phase electric
- Gas supply
- Approx 16.4ft (5.00m) to eaves

LOCATION - CH62 3QD

The properties are situated within Old Hall Industrial Estate part of the established Wirral International Business Park where other occupiers include Candy, Tarmac, Penketh's, Mowlem Engineering and Danisco Pack.

The estate is located off Old Hall Road which in turn is accessed via the A41 New Chester Road, which links to junction 5 of the M53 Motorway approximately 2 miles to the south. In addition the Birkenhead Tunnel is located 5 miles to the north via the A41, providing a direct link to Liverpool City centre.



REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

AREAS (Approximate Gross Internal)

Unit 11	Total	3,369 sq.ft	(313 sq.m)
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RENT, TERMS & RATES

The premises are available on new fully repairing and insuring leases with further details available on request.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance and landscaping of common areas and shared parking areas.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.



VIEWINGS

Contact the appointed agents:



Louis Holt 0151 242 3145
louis.holt@masonowen.com



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