

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

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**TO LET**

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Industrial

9 Sovereign Way, Wallasey, CH41 1DL

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### Description

A modern light industrial unit extending to 523.79 sq.m (5,638 sq.ft) including office, WC facilities and mezzanine floor. The offices have gas central heating and the warehouse a warm air space heater.

### Location

The unit is located on the Maritime Business Park fronting Wallasey Dock Road. which in turn links to junction 1 of the M53 mid-Wirral motorway. The location also benefits from easy access to the Mersey Tunnels and Birkenhead town centre.

0151 647 9272

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## Rental Price

£23,000 per annum

## Accommodation

Ground Floor Warehouse and Offices	424.38m <sup>2</sup>	4568ft <sup>2</sup>
First Floor Mezzanine	99.4m <sup>2</sup>	1070ft <sup>2</sup>

Inc. WC Facilities

## Legal Costs

Each party bears their own legal costs

## VAT Statement

All prices and rents quoted exclude vat.

## Tenure

The premises are available by way of a new full repairing and insuring lease, the length of which is negotiable.

## Rating Assessment

Rates Payable 2020	£11,415.75
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Strictly by arrangement with the joint agents:



**Tom Carew**  
Commercial Agency  
E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)  
T: 0151 647 9272

**0151 647 9272**

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

# 9 Sovereign Way, Wallasey, CH41 1DL

## Energy Performance Certificate

Non-Domestic Building

C N C Direct Ltd  
Unit 8, Dock Road, Sovereign Way  
BIRKENHEAD  
CH41 1DL

Certificate Reference Number:  
0975-3043-0118-0200-0521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcr](http://www.communities.gov.uk/epcr).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



A 0-25



B 26-50



C 51-75



D 76-100



E 101-125



F 126-150



G Over 150

 32 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 524  
Building complexity (NGB level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:  
 32 if newly built.  
 32 if typical of the existing stock.

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