

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Industrial

6 Sovereign Way, Maritime Business Park, Wallasey, CH41 1DL



Description

A modern light industrial unit extending to 552.4 sq.m (5,946 sq.ft) including office, WC facilities and a mezzanine floor. The offices have gas central heating and the warehouse a warm air space heater. The premises are alarmed and are fitted with security shutters.

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 Liverpool via the Mersey road tunnels.

0151 647 9272

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Rental Price

£27,500 per annum

Accommodation

Warehouse and offices	447.5m ²	5,140ft ²
Mezzanine	73.02m ²	786ft ²

Including WC facilities and 12 external car parking spaces and a hard-standing for loading.

Legal Costs

The in-going tenant will be responsible for the landlords legal costs incurred in the preparation of the new lease and counterpart.

VAT Statement

All prices and rents quoted are exclusive of VAT if applicable

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	£11.661.25
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Strictly by arrangement with the sole agents :



Tom Carew

Commercial Agency

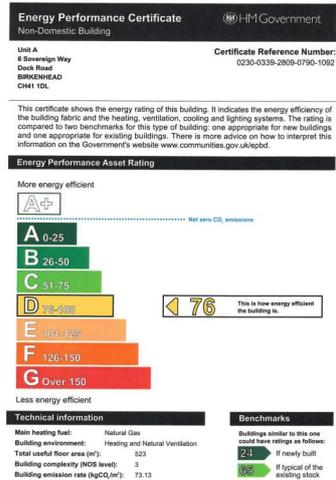
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any 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.

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