

### Industrial

Units 2b, Scotts Quays, East Street, Wallasey CH41 1FB

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#### Description

Brick built warehouse/industrial unit with an insulated steel profile roof. The unit extends to 371.6m<sup>2</sup> (4,000 ft<sup>2</sup>) providing good quality industrial accommodation. The specification includes 4m x 4m electric shutter doors and an average eaves height of 6.35m. There is a three phase electricity supply, office, kitchen and w.c. facilities within the unit.

#### Location

Scotts Quays is located a short distance from the Roll-on Roll-off Ferry Terminal at Twelve Quays and the Seacombe Ferry Bus and Ferry Terminals.

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## Rental Price

£16,000 PA

## Accommodation

|           |                     |                     |
|-----------|---------------------|---------------------|
| Warehouse | 371.6m <sup>2</sup> | 4000ft <sup>2</sup> |
|-----------|---------------------|---------------------|

There is a three phase electricity supply, office, kitchen, w.c. facilities. The unit has significant natural light.

## Legal Costs

The ingoing tenant will be responsible for the landlords legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT.

## Tenure

The premises are available by way of a new Full Repairing & Insuring lease the length of which is negotiable.

## Rating Assessment

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|---------------------|---------|
| 2018 Rateable Value | £13,750 |
|---------------------|---------|

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Strictly by appointment



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