

Industrial

5 Russell Road, Rock Ferry, Birkenhead, CH42 1RP



Description

A light industrial unit / trade counter extending to 830.83 sq.m (8,943 sq.ft). With a service area for loading and car parking.

Location

The premises are accessed via Ebenezer Street and Russell Road in Rock Ferry but benefiting from a prominent frontage to New Chester Road. The location has excellent transport links being a short distance from the Birkenhead Mersey road tunnel and the A41 New Ferry by-pass.

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Rental Price

£20,000 per annum

Accommodation

Main Production Area	276.57m ²	2977ft ²
Area under the Mezzanine	251.40m ²	2706ft ²
Mezzanine Floor	302.86m ²	3260ft ²

WC facilities, Hardstanding to the front.

Legal Costs

Each party will bear their own legal costs.

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 sub-lease the length of which is negotiable.

Rating Assessment

Rateable Value 2018/2019	£23,750
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Strictly by arrangement with the sole agents:



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