

## Industrial

2 Brunel Road, Bromborough, Wirral, CH62 3NY



### Description

A modern light industrial unit extending to 352.57 sq.m (3,795 sq.ft) The unit has been partitioned to provide open plan office space with full height storage. Outside there is a service area with parking for ten cars.

### Location

The unit is located on the Wirral International Business Park in Bromborough. Served by the A41 the location has excellent transport links to the M53.

# 2 Brunel Road, Bromborough, Wirral, CH62 3NY

## Sale Price

Offers over £250,000

## Rental Price

£21,500 per annum

## Accommodation

|                  |                      |                     |
|------------------|----------------------|---------------------|
| Lobby            | 6.22m <sup>2</sup>   | 67ft <sup>2</sup>   |
| Reception        | 22.02m <sup>2</sup>  | 237ft <sup>2</sup>  |
| Open Plan Office | 143.54m <sup>2</sup> | 1545ft <sup>2</sup> |
| Private Office   | 26.38m <sup>2</sup>  | 284ft <sup>2</sup>  |
| Boardroom        | 26.94m <sup>2</sup>  | 290ft <sup>2</sup>  |
| Warehouse        | 81.01m <sup>2</sup>  | 872ft <sup>2</sup>  |
| Mezzanine        | 46.45m <sup>2</sup>  | 500ft <sup>2</sup>  |
| Kitchen          | 3.52m <sup>2</sup>   | 34ft <sup>2</sup>   |

Outside there is a service area with parking for 10 cars.

## Legal Costs

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

## VAT Statement

All prices and rents quoted are exclusive of vat.

## Tenure

The premises are available to let by way of a new full repairing and insuring lease the length of which is negotiable or by a sale of the freehold.

## Rating Assessment

|                |         |
|----------------|---------|
| Rateable Value | £16,750 |
|----------------|---------|

## Other Info

Viewing is strongly recommended.

Strictly by arrangement with the sole agents



### Tom Carew

Commercial Agency

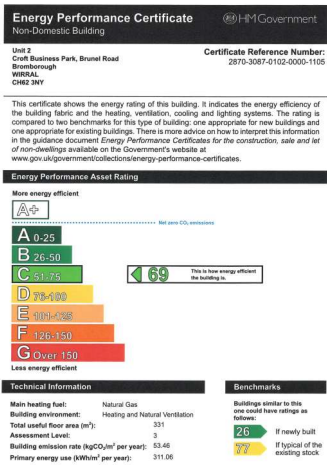
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