

Industrial, Office

4 Brunel Road, Bromborough, Wirral, CH62 3NY



Description

A modern hybrid light industrial unit, split 62.5% office 37.5% workshop/stores, extending to 635.64 sq.m (6,842 sq.ft) including kitchen and WC facilities. Outside there is a service yard with dedicated on-site parking.

Location

The property is located on the Wirral International Business Park, which is situated on the A41 between Birkenhead and junction 5 of the M53 mid-Wirral motorway.

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Sale Price

Offers in the region of £450,000

Rental Price

£35,000 per annum

Accommodation

Workshop/Warehouse	238.76m ²	2570ft ²
Ground Floor Offices	105.63m ²	1137ft ²
Kitchen/Stores	43.38m ²	467ft ²
First Floor Offices	247.86m ²	2668ft ²

Kitchen and WC facilities. Outside is a designated service area and car parking

Legal Costs

The in-going tenant will be responsible for the landlords reasonable legal costs incurred in the preparation of the new lease. In the event of a freehold sale each party bears their own legal costs.

VAT Statement

All prices and rents quoted are exclusive of vat.

Tenure

The premises are available either by way of a new Full Repairing and Insuring lease, the length of which is negotiable or a freehold sale.

Rating Assessment

Rateable Value	£27,500
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Strictly by arrangement with the sole agents.



Tom Carew

Commercial Agency

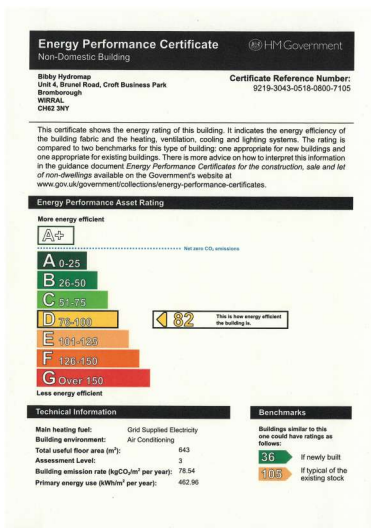
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