

FOR SALE

DETACHED INDUSTRIAL / WAREHOUSE UNIT

**UNIT 5, DURLEY PARK
NORTH CHESHIRE TRADING ESTATE, PRENTON CH43 3DZ**

12,933 sq.ft. (1,201.53 sq.m) On A Site Of 0.63 Acres (0.25 Hectares)

Location: The property is located on the North Cheshire Trading Estate, situated at the southern end of the estate and approached via Prenton Way. The Estate is accessed directly off Junction 3 of the M53 motorway and is approximately 3 miles from Birkenhead Docks, 6 miles from Liverpool and 20 miles from Chester.



Description : Detached industrial/warehouse unit of steel portal frame construction clad to the elevations and a roof with insulated portal metal sheet cladding incorporating translucent panels. The unit is accessed via a dedicated yard/car parking area which is fully fenced and gated, offering good access for articulated lorries. The warehouse benefits from high bay lighting and served by two electric roller shutters to the front elevation. There is a separate glazed personal entrance leading to two storey open plan office accommodation which benefits from suspended ceilings, perimeter trunking, gas central heating, intruder and fire alarm systems and kitchen and w.c. facilities.

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ACCOMMODATION :

Ground Floor Office	1,620 sq.ft.	150.50 sq.m.
First Floor Mezzanine	1,546 sq.ft.	143.59 sq.m.
Warehouse	9,768 sq.ft.	907.44 sq.m.
Total Area	12,934 sq.ft.	1,201.53 sq.m.

PRICE : **Offers in the region of £850,000**

TENURE : The unit is available for sale by way of a long leasehold interest of 999 years from 6th January 2005 at a peppercorn rent.

SERVICE CHARGE : A service charge may be applicable for the common estate road on an ad hoc basis.

RATEABLE VALUE : 2020 Valuation : £45,000

VAT : Unless otherwise stated all terms are subject to VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE : Available upon request

LEGAL COSTS : Each party will bear their own legal costs

VIEWING : Strictly by appointment with joint agents :

Smith and Sons : Tom Carew : tcc@smithandsons.net
Tel : 0151 647 9272

Legat Owen : Mark Diaper : markdiaper@legatowen.co.uk
Tel : 0151 252 1144

www.smithandsons.net

51/52 Hamilton Square, Birkenhead, Wirral, CH41 5BN

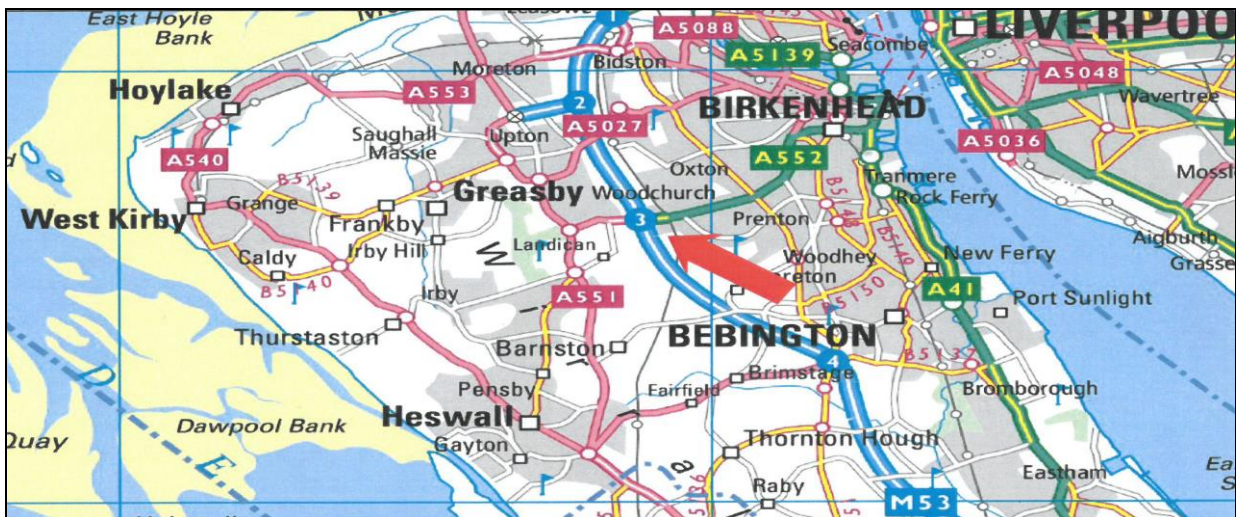
Tel 0151 647 9272

Fax 0151 650 1668

DX 17876 Birkenhead

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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