Smith
AND SONS
PROPERTY CONSULTANTS

Industrial

7 Egerton Court, Tower Road, Birkenhead CH41 1FH

Description

The property comprises a light industrial unit/trade counter extending to 1961 sq.ft. (182.4 sq.m.) which includes warehouse, reception and office space, w.c. facilities and mezzanine storage. There is on site parking within a secure compound. The property would be suitable for a variety of uses, subject to planning.

Location

Egerton Court is a development of light industrial units located on Tower Road, Birkenhead linking the end of the main A41 to the M53 via the Four Bridges and Wallasey Dock Road. Birkenhead Ferry Terminal is in close proximity to the development as well as the Wirral Met College and the Wirral Chamber of Commerce.

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Rental Price
£20,000 per annum

Accommodation

Industrial	116.4m²	1252ft²
Office	24.6m²	264ft²
Mezzanine	35.4m²	381ft²
WC	6m²	64ft²

Legal Costs
Each party is responsible for their own legal costs.

VAT Statement
All prices and rents quoted are exclusive of VAT

Tenure
The premises are available by way of a new F R & I Lease the length of which is negotiable. There is a service charge levied as a contribution towards the upkeep and maintenance of the car park and service areas.

Rating Assessment

Rateable Value	To be separately assessed

Strictly by arrangement with Agents. Contact :

Tom Carew
Commercial Agency
E: tcc@smithandsons.net
T: 0151 647 9272

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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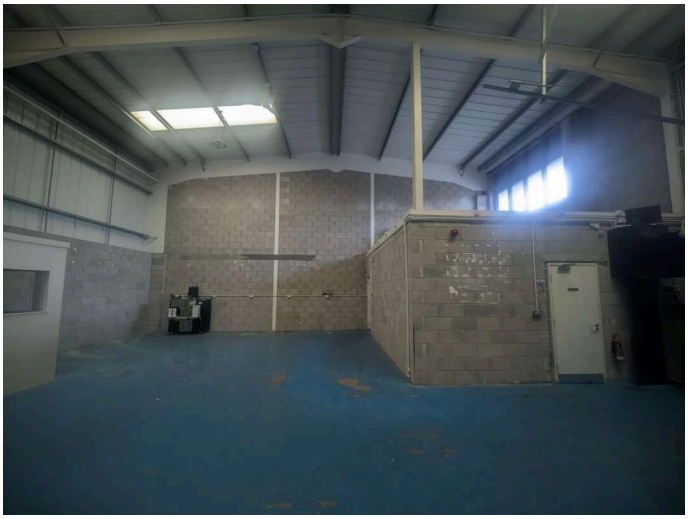

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