

Smith

AND SONS

PROPERTY CONSULTANTS

Industrial, Investment

BMB Industrial Park, Docks Link Road, Wallasey, Wirral CH44 3EQ



Description

BMB Industrial Park comprises a range of industrial and warehouse units arranged across a secure managed estate. The units benefit from parking and service yard to the front together with secure perimeter fencing. The units are of small to medium sizes and some of the units benefit from vehicular access and mezzanine offices.

Location

The property benefits from being in a strategic location in Wallasey providing convenient access to key transport routes including M53 Motorway, Birkenhead Docks, Liverpool and the wider northwest region. The site is situated on the A5139 close to a potential development location at Wallasey Bridge Road.

0151 647 9272

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Sale Price

£1.4 million

Tenure

Freehold

Accommodation

Unit 1	171m ²	1840ft ²
Unit 1a	82.2m ²	885ft ²
Unit 2	180m ²	1937ft ²
Unit 2a	147.2m ²	1585ft ²
Units 3 & 4	247.2m ²	2659ft ²
Units 4a & 4b	177m ²	1904ft ²
Unit 4c	79m ²	850ft ²
Unit 5	94.1m ²	1013ft ²
Unit 5a	94.1m ²	1013ft ²
Units 6 & 7	188.2m ²	2026ft ²
Unit 8	94.1m ²	1013ft ²

Overall there are 35 potential parking spaces on the site and the site measures 3,398 sq.m. (0.84 acres) (4,061 sq.yds) Energy Performance Certificates range from C to E

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction

VAT Statement

All prices quoted are exclusive of VAT

Rating Assessment

Interested parties are advised to make their own enquiries with the local authority regarding business rate liability.	
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Other Info

Rental Income is £118,891.80 per annum
A tenancy schedule can be provided

Strictly by appointment only. Contact :



Tom Carew

Commercial Agency

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0151 647 9272

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