

Smith

AND SONS

PROPERTY CONSULTANTS

Industrial

Industrial Unit, Lincoln Street, Birkenhead CH41 8HL



Description

The property comprises an industrial unit with offices and yard/parking at the front and benefits from a 5 ton crane and a ½ ton gantry crane. The unit extends to 6,961 sq.ft. (647 sq.m.) excluding the yard. The yard measures 4,042 sq.ft. (375 sq.m.) surrounded by a perimeter fence. The property also benefits from storage and air lines throughout the warehouse area.

Location

The property is located on Lincoln Street, off Beaufort Road, a short distance from Birkenhead Docks, the Birkenhead Ferry Terminal and the M53 Motorway. It is in close proximity to the Wirral Waters development.

0151 647 9272

<https://www.smithandsons.net/>

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Sale Price

£600,000

Tenure

Freehold

Accommodation

Industrial Area	535m ²	5735ft ²
Office	55.55m ²	597.7ft ²
Storage	58.7m ²	631.6ft ²
Yard	375m ²	4042ft ²

Rating Assessment

Rateable Value	To be confirmed
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Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Strictly by arrangement with agent. Contact :



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