

# Smith AND SONS

PROPERTY CONSULTANTS

Industrial

9 Sovereign Way, Wallasey, CH41 1DL



## Description

A modern light industrial unit extending to 523.79 sq.m (5,638 sq.ft) including office, WC facilities and mezzanine floor. The offices have gas central heating and the warehouse a warm air space heater.

## Location

The unit is located on the Maritime Business Park fronting Wallasey Dock Road, which in turn links to junction 1 of the M53 mid-Wirral motorway. The location also benefits from easy access to the Mersey Tunnels and Birkenhead town centre.

0151 647 9272

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

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## Rental Price

£59,000 per annum

## Accommodation

|                                    |                      |                     |
|------------------------------------|----------------------|---------------------|
| Ground Floor Warehouse and Offices | 424.38m <sup>2</sup> | 4568ft <sup>2</sup> |
| First Floor Mezzanine              | 99.4m <sup>2</sup>   | 1070ft <sup>2</sup> |

WC Facilities

## Legal Costs

Each party bears their own legal costs

## VAT Statement

All prices and rents quoted exclude vat.

## Tenure

The premises are available by way of a new full repairing and insuring lease, the length of which is negotiable.

## Rating Assessment

|                |         |
|----------------|---------|
| Rateable Value | £34,000 |
|----------------|---------|

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Strictly by arrangement with the joint agents:



### Tom Carew

Commercial Agency

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