

Smith AND SONS

PROPERTY CONSULTANTS

Industrial

6 Egerton Court, Birkenhead CH41 1FH



Description

The property comprises a light industrial unit/trade counter extending to 187.01 sq.m. (2,013 sq.ft.) including a warehouse, reception/office, WC facilities, mezzanine storage and four parking spaces. Within a secure compound.

Location

Egerton Court is a development of eight light industrial units, located on Tower Road in Birkenhead which links the end of the A41 to the M53 via the four bridges and Wallasey Dock Road.

0151 647 9272

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

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Rental Price

£20,000 per annum

Accommodation

| | | |
|---|----------------------|---------------------|
| Warehouse (inc office and welfare facilities) | 151.34m ² | 1629ft ² |
| Mezzanine | 35.67m ² | 384ft ² |

Outside is parking for four vehicles.

Legal Costs

The ingoing tenant is responsible for the landlords legal costs incurred in the preparation of the new lease.

VAT Statement

All prices and rents are exclusive of vat

Tenure

The premises are available by way of a new Full Repairing and Insuring lease the length of which is negotiable. There is a service charge levied as a contribution towards the upkeep and maintenance of the car parking/service areas.

Rating Assessment

| | |
|----------------|---------|
| Rateable Value | £11,500 |
|----------------|---------|

Other Info

A partner/partners of Smith and Sons have an interest in the property.

Strictly by arrangement with the sole agents:



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

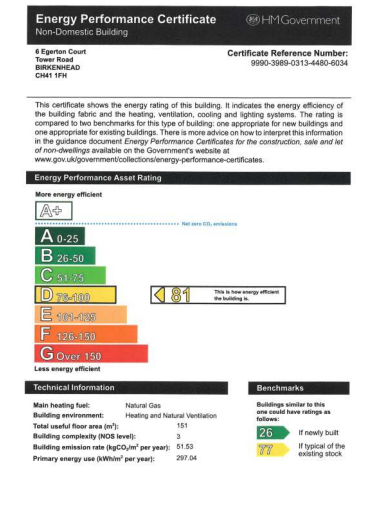
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any 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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