

Smith AND SONS

PROPERTY CONSULTANTS

Industrial

45 Old Bidston Road, Birkenhead CH41 8EL



Description

The premises extend to 732.41 sq. m (7,883 sq.ft) and benefit from a large secure yard. The main warehouse area is accessed via a roller shutter from the yard. In addition there is a substantial office and reception area.

Location

The premises are located at the junction of Old Bidston Road and Duke Street a short distance from Birkenhead Docks. The location provides good access to the Roll-on Roll-off ferry terminal at Twelve Quays and Junction 1 of the M53 Mid-Wirral Motorway, which provides an excellent link to the M56 and M6 Motorway and to Liverpool City Centre through the Mersey Tunnel.

0151 647 9272

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Rental Price

£35,000 per annum

Accommodation

Main Offices	73.18m ²	788ft ²
Private Office	18.41m ²	198ft ²
Store Room	34.78m ²	374ft ²
Archive Room	11.58m ²	125ft ²
Office 1	16.58m ²	178ft ²
Main Reception Area	115.89m ²	1247ft ²
Office 2	36.12m ²	389ft ²
Office 3	8.31m ²	90ft ²
Canteen / Locker Room	28.9m ²	310ft ²
Main Warehouse	388.66m ²	4184ft ²

W.C facilities

Legal Costs

The ingoing tenant will be responsible for the landlords legal costs.

VAT Statement

All price and rents quoted 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.

Rating Assessment

Rateable Value	£31,000
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Strictly by arrangement with agents. Contact :



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

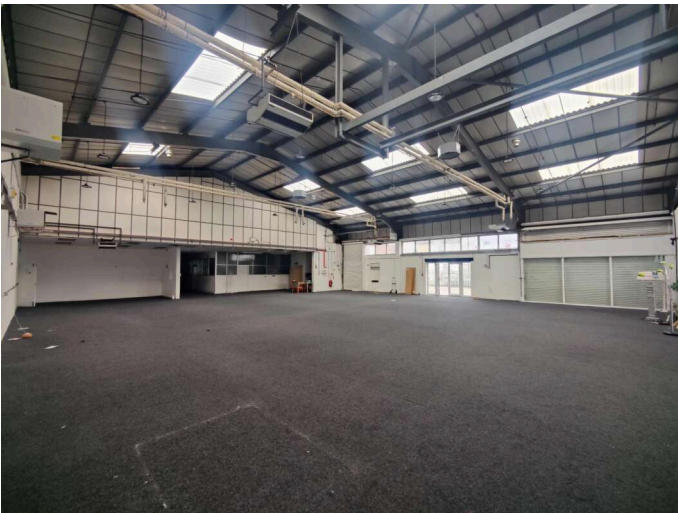
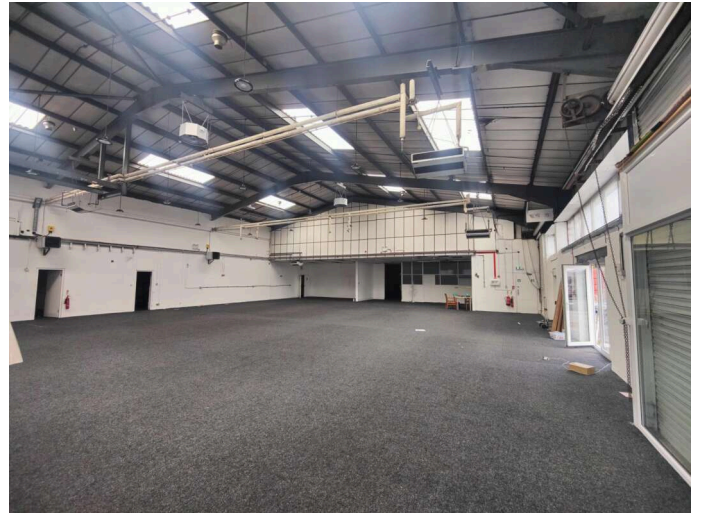
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