

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

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**TO LET**

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Industrial

1 Priory Street Birkenhead CH41 5JH

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### Description

The property comprises a steel framed warehouse with roller shutter doors. The property has internal access through all three roller shutters and benefits from internal offices. There is parking and a yard area to the front measuring 769 sq.m (919.71 sq.yds). The premises would be suitable for a variety of uses, subject to planning.

### Location

The property is located on the Priory Industrial Estate, a short distance from the A41 and Birkenhead town centre and in close proximity to the Birkenhead Tunnel and Cammell Lairds Ship Builders.

0151 647 9272

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## Rental Price

£32,000 per annum

## Accommodation

Industrial Area	470.42m <sup>2</sup>	5,061ft <sup>2</sup>
Office	38.8m <sup>2</sup>	417.5ft <sup>2</sup>
Yard area	769m <sup>2</sup>	8277.4ft <sup>2</sup>

## Tenure

The property is available by way of a new lease, the length of which is negotiable.

## Rating Assessment

Rateable Value	£21,000
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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

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Strictly by arrangement with agent. Contact :



### Tom Carew

Commercial Agency

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