

# Smith

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PROPERTY CONSULTANTS

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**TO LET**

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Industrial, Office

8 Hawkshead Road, Bromborough, Wirral CH62 3RJ

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### Description

Self contained offices/laboratory with storage extending to 423.92m<sup>2</sup> (4,563 ft<sup>2</sup>) Outside there is a service yard with dedicated on-site parking. The unit occupies a prominent corner plot and would be suitable for a variety of uses, subject to planning.

### Location

The property is located on the Wirral International Business Park which is situated on the A41 between Birkenhead and junction 5 of the M53 Motorway.

0151 647 9272

# 8 Hawkshead Road, Bromborough, Wirral CH62 3RJ

## Rental Price

£32,000 per annum

## Accommodation

Entrance/Reception	47.01m <sup>2</sup>	506ft <sup>2</sup>
Laboratory	96.99m <sup>2</sup>	1044ft <sup>2</sup>
Warehouse	78.97m <sup>2</sup>	850ft <sup>2</sup>
Stores	27.03m <sup>2</sup>	291ft <sup>2</sup>
First floor offices	149.48m <sup>2</sup>	1609ft <sup>2</sup>
First floor store	24.43m <sup>2</sup>	263ft <sup>2</sup>

Kitchen and WC facilities. Outside service area and car park.

## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

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

## Rating Assessment

Rateable Value from April 2023	£32,750
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Strictly by arrangement with Agent. Contact



### Tom Carew

Commercial Agency

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