

### Industrial

7 Vanguard Way, Maritime Technology Park Birkenhead CH41 9HX

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#### Description

The property comprises a modern industrial unit extending to 2508 sq.m. (2,277 sq.ft.) with an office and mezzanine floor, benefiting from roller shutters and a large car park.

#### Location

The property is located a short distance from the A41 New Chester Road on the Marine Technology Park which consists of industrial and office premises and is a short distance from Cammell Laird Shipbuilders.

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## Rental Price

£15,000 per annum

## Accommodation

Industrial	159.4m <sup>2</sup>	1715ft <sup>2</sup>
Office	37.4m <sup>2</sup>	402ft <sup>2</sup>
Mezzanine	61.26m <sup>2</sup>	660ft <sup>2</sup>

## Tenure

The property is offered by way of a new full repairing and insuring lease, the length of which is negotiable.

## Rating Assessment

Rateable Value	£12,250 from April 2023
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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

Strictly by appointment with Agent. Contact



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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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Energy performance certificate (EPC)

7 Vanguard Way  
BIRKENHEAD  
CH41 9HX

Energy rating  
**C**

Valid until  
17 January 2033  
Certificate number  
8660-2136-4818-6268-6792

Property type  
General Industrial and Special Industrial Groups

Total floor area  
244 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

A+

A

B

C

D

E

F

G

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings.

If newly built  
101.6

If typical of the existing stock  
65 (C)

Properties are given a rating from A+ (most efficient) to G (least efficient).

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