

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Industrial

8 Egerton Court, Tower Road, Birkenhead CH41 1FH

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### Description

The property comprises a light industrial unit/trade counter extending to 179 m<sup>2</sup> (1907 ft<sup>2</sup>) which includes warehouse, reception and office space, W.C. facilities and mezzanine storage. There is on site parking within a secure compound. The property would be suitable for a variety of uses, subject to planning.

### Location

Egerton Court is a development of light industrial units located on Tower Road, Birkenhead linking the end of the main A41 to the M53 via the Four Bridges and Wallasey Dock Road. The development is in close proximity to Birkenhead Ferry Terminal, the Wirral Met College and the Wirral Chamber of Commerce.

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## Rental Price

£20,000 per annum

## Accommodation

Industrial	113.5m <sup>2</sup>	1203ft <sup>2</sup>
Office	22.36m <sup>2</sup>	240.6ft <sup>2</sup>
Mezzanine	37.2m <sup>2</sup>	400ft <sup>2</sup>
WC	6m <sup>2</sup>	64.56ft <sup>2</sup>

## Legal Costs

Each party is responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are exclusive of VAT

## Tenure

The premises are available by way of a new F R & I Lease the length of which is negotiable. There is a service charge levied as a contribution towards the upkeep and maintenance of the car park and service areas.

## Rating Assessment

Rateable Value	To be separately assessed
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Strictly by arrangement with Agent. Contact :



**Tom Carew**  
Commercial Agency  
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