Smith AND SONS
PROPERTY CONSULTANTS

Industrial

Industrial Unit, Lincoln Street, Birkenhead CH41 8HL



Description

The property comprises an industrial unit with offices and yard/parking at the front and benefits from a 5 ton crane and a ½ ton gantry crane. The unit extends to 6,961 sq.ft. (647 sq.m.) excluding the yard. The yard measures 4,042 sq.ft. (375 sq.m.) surrounded by a perimeter fence. The property also benefits from storage and air lines throughout the warehouse area.

Location

The property is located on Lincoln Street, off Beaufort Road, a short distance from Birkenhead Docks, the Birkenhead Ferry Terminal and the M53 Motorway. It is in close proximity to the Wirral Waters development.

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Sale Price
£600,000

Tenure
Freehold

Accommodation

Industrial Area	535m²	5735ft²
Office	55.55m²	597.7ft²
Storage	58.7m²	631.6ft²
Yard	375m²	4042ft²

Rating Assessment

Rateable Value	To be confirmed

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 arrangement with agent. Contact :



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Commercial Agency
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