Smith AND SONS
PROPERTY CONSULTANTS

Industrial

9 Sovereign Way, Wallasey, CH41 1DL

Description

A modern light industrial unit extending to 523.79 sq.m (5,638 sq.ft) including office, WC facilities and mezzanine floor. The offices have gas central heating and the warehouse a warm air space heater.

Location

The unit is located on the Maritime Business Park fronting Wallasey Dock Road, which in turn links to junction 1 of the M53 mid-Wirral motorway. The location also benefits from easy access to the Mersey Tunnels and Birkenhead town centre.

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Rental Price
£59,000 per annum

Accommodation

Ground Floor Warehouse and Offices	424.38m²	4568ft²
First Floor Mezzanine	99.4m²	1070ft²

WC Facilities

Legal Costs
Each party bears their own legal costs

VAT Statement
All prices and rents quoted exclude vat.

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

Rating Assessment

Rateable Value	£34,000

Strictly by arrangement with the joint agents:

Tom Carew
Commercial Agency
E: tcc@smithandsons.net
T: 0151 647 9272

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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