

# Smith

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# AND SONS

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PROPERTY CONSULTANTS

Industrial

6 Egerton Court, Birkenhead CH41 1FH



## Description

The property comprises a light industrial unit/trade counter extending to 187.01 sq.m. (2,013 sq.ft.) including a warehouse, reception/office, WC facilities, mezzanine storage and four parking spaces. Within a secure compound.

## Location

Egerton Court is a development of eight light industrial units, located on Tower Road in Birkenhead which links the end of the A41 to the M53 via the four bridges and Wallasey Dock Road.

0151 647 9272

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## Rental Price

£20,000 per annum

## Accommodation

Warehouse (inc office and welfare facilities)	151.34m <sup>2</sup>	1629ft <sup>2</sup>
Mezzanine	35.67m <sup>2</sup>	384ft <sup>2</sup>

Outside is parking for four vehicles.

## Legal Costs

The ingoing tenant is responsible for the landlords legal costs incurred in the preparation of the new lease.

## VAT Statement

All prices and rents are exclusive of vat

## Tenure

The premises are available by way of a new Full Repairing and Insuring lease the length of which is negotiable. There is a service charge levied as a contribution towards the upkeep and maintenance of the car parking/service areas.

## Rating Assessment

Rateable Value (2026)	£13,000
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## Other Info

A partner/partners of Smith and Sons have an interest in the property.

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Strictly by arrangement with the sole agents:



**Tom Carew**  
Commercial Agency  
E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)  
T: 0151 647 9272

0151 647 9272

<https://www.smithandsons.net/>

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

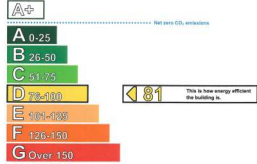
6 Egerton Court  
Tower Road  
Birkenhead  
CH41 1FH

Certificate Reference Number:  
9950-3889-0313-4460-6034

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 151  
Building complexity (BACS levels): 2  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 51.53  
Primary energy use (kWh/m<sup>2</sup> per year): 297.04

### Benchmarks

Guidance similar to this one could have ratings as follows:  
26 If newly built  
87 If typical of the existing stock

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<https://www.smithandsons.net/uploads/properties/>

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