Smith AND SONS
PROPERTY CONSULTANTS

Industrial

Two units on Carr Lane industrial estate , Wirral. CH47 4FB



Description

The property comprises two industrial units suitable for a range of warehouse, storage, production and trade-related uses. The property features a self-contained layout and private yard, providing useful external space for loading, storage, and operational needs. The premises offer a practical solution for businesses seeking functional industrial accommodation within an established commercial location.

Location

The property is situated within the established Carr Lane Industrial Estate in Hoylake, on the north-western side of the Wirral Peninsula. Hoylake town centre and its railway station are within convenient reach, providing access to local amenities and public transport services. The surrounding area comprises a mix of industrial, workshop and commercial occupiers.

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Rental Price
£50,000 Per Annum

Accommodation

Net lettable area	537m²	5786ft²

Legal Costs
Each party is responsible for their own legal costs

VAT Statement
All prices and rents quoted exclude VAT.

Tenure
By way of a new FRI Lease, the Length of which is negotiable.

Rating Assessment

21 Carsthorne Road	£16,750
Unit 1, Carham Road	£18,500

Other Info
The Landlord may consider letting the properties separately.

strictly by appointment with sole agent



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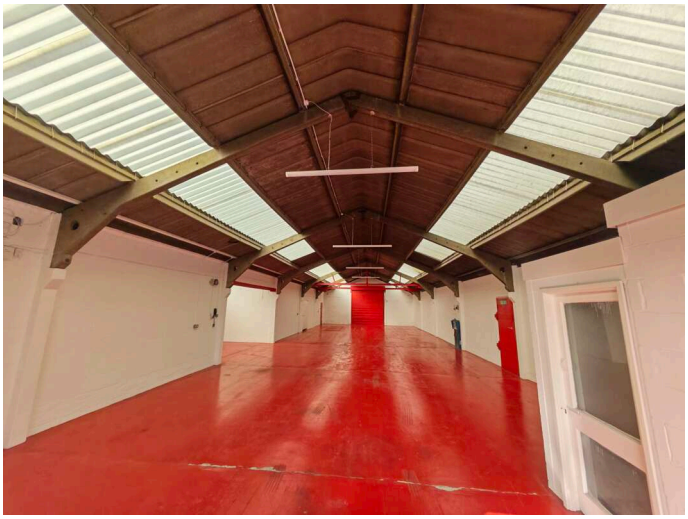
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