

# Smith AND SONS

PROPERTY CONSULTANTS

Industrial

45 Old Bidston Road, Birkenhead CH41 8EL



## Description

The premises extend to 732.41 sq. m (7,883 sq.ft) and benefit from a large secure yard. The main warehouse area is accessed via a roller shutter from the yard. In addition there is a substantial office and reception area.

## Location

The premises are located at the junction of Old Bidston Road and Duke Street a short distance from Birkenhead Docks. The location provides good access to the Roll-on Roll-off ferry terminal at Twelve Quays and Junction 1 of the M53 Mid-Wirral Motorway, which provides an excellent link to the M56 and M6 Motorway and to Liverpool City Centre through the Mersey Tunnel.

0151 647 9272

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

# 45 Old Bidston Road, Birkenhead CH41 8EL

## Rental Price

£35,000 per annum

## Accommodation

|                       |                      |                     |
|-----------------------|----------------------|---------------------|
| Main Offices          | 73.18m <sup>2</sup>  | 788ft <sup>2</sup>  |
| Private Office        | 18.41m <sup>2</sup>  | 198ft <sup>2</sup>  |
| Store Room            | 34.78m <sup>2</sup>  | 374ft <sup>2</sup>  |
| Archive Room          | 11.58m <sup>2</sup>  | 125ft <sup>2</sup>  |
| Office 1              | 16.58m <sup>2</sup>  | 178ft <sup>2</sup>  |
| Main Reception Area   | 115.89m <sup>2</sup> | 1247ft <sup>2</sup> |
| Office 2              | 36.12m <sup>2</sup>  | 389ft <sup>2</sup>  |
| Office 3              | 8.31m <sup>2</sup>   | 90ft <sup>2</sup>   |
| Canteen / Locker Room | 28.9m <sup>2</sup>   | 310ft <sup>2</sup>  |
| Main Warehouse        | 388.66m <sup>2</sup> | 4184ft <sup>2</sup> |

W.C facilities

## Legal Costs

The ingoing tenant will be responsible for the landlords legal costs.

## VAT Statement

All price and rents quoted 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.

## Rating Assessment

|                |         |
|----------------|---------|
| Rateable Value | £31,000 |
|----------------|---------|

Strictly by arrangement with agents. Contact :



### Tom Carew

Commercial Agency

E: [tcc@smithandsons.net](mailto:tcc@smithandsons.net)

T: 0151 647 9272

0151 647 9272

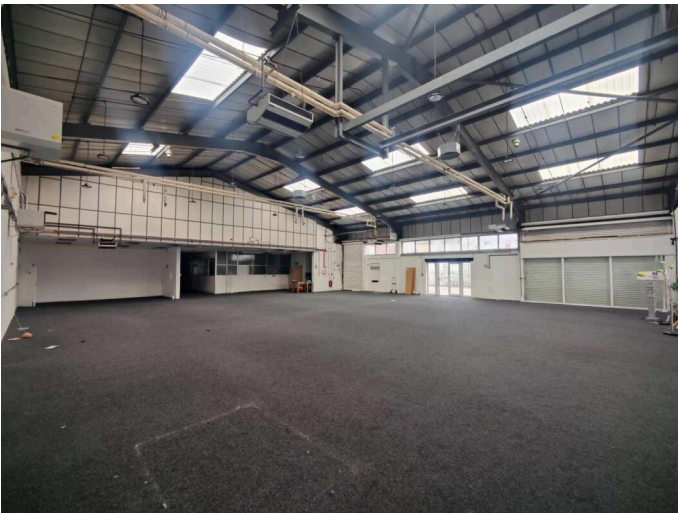
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