

FROBISHERS

INDUSTRIAL UNIT TO LET



BIRKENHEAD

- Industrial Unit
- Secure Car Park
- Electric Roller Shutters
- Approx. 2,500 sq ft
- Vehicle & Pedestrian Access
- Recently Refurbished



Unit 3B Abbey Close
Birkenhead, CH41 5FQ

£14,400 P.A.

Location

The property is situated on Abbey Close, which is an industrial estate location near to Cammell Lairds ship builders on the outskirts of Birkenhead Town Centre. It runs parallel to the A41, which provides access to the Birkenhead Tunnel for Liverpool or the M53 motorway network and is ideally situated for Birkenhead Docks.

Description

Substantial warehouse accommodation with pedestrian entrance and roller shutters for vehicular access, as well as offices to the rear, kitchen and W.C. facilities. The unit has been recently refurbished throughout with 17ft ceiling height and is well presented with 3 phase electricity supply.

There is the option for this unit to be sub-divided if smaller accommodation is required.

The property is set within a secure, gated car park to which the occupier would have 24-hour access and which benefits from CCTV.

Measurements

All Measurements are approximate.

Property	Ceiling Height	Area (m ²)	Area (ft ²)
Unit 3B	17ft	232.25	3000

Rates

Enquiries should be made to Wirral Borough Council for information with regards to the rateable value.

Tenure

Leasehold. By way of a new lease upon terms to be agreed.

Price

£14,400 per annum including service charge and insurance.

Viewings

For further information or to arrange a viewing of the premises, please contact:

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