

Industrial

UNIT 34 | JUNCTION ONE BUSINESS PARK

Valley Road, Birkenhead, CH41 7ED



UNIT 34 | 6,001 SQ FT

Modern unit on established industrial estate in premier industrial location

Situated on a well established industrial estate, and benefitting from WC facilities and car parking this unit is well suited for a range of uses such as light industrial, manufacturing or retail warehouse/trade counter. The estate also benefits from secure palisade fencing to its entire perimeter, a barrier entry and exit system with security gatehouse, CCTV coverage over the entire estate and 24 hour security. The property is located close to local amenities including the Junction 1 Retail Park where tenants include B&Q, Halfords, Bensons for Beds, as well as a Tesco superstore located immediately to the rear of the property.

Lease Type New



Unit Summary

- WC facilities
- Car Parking
- 24 Hour Access
- Secure Estate
- Premier Industrial Location
- On-Site Security

Occupational Costs

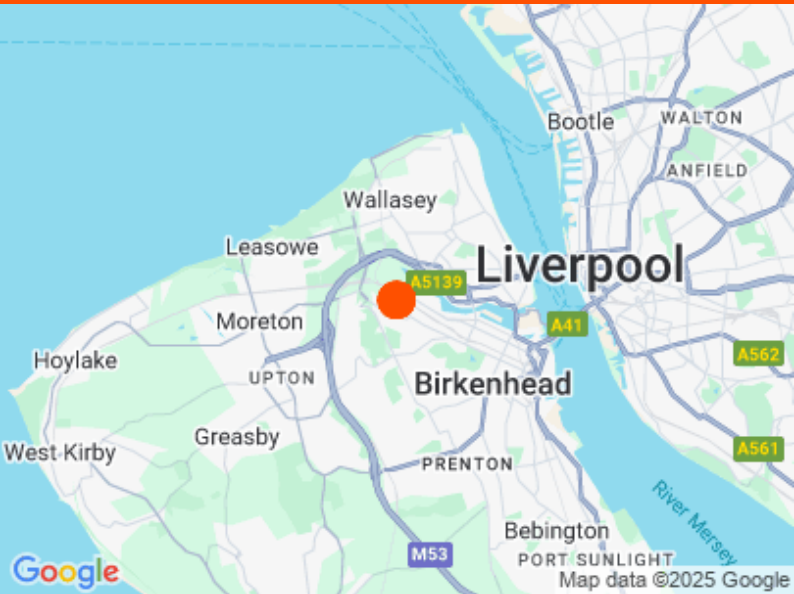
	Per Annum	Per Sq Ft
Rent	£41,000.00	£6.83
Rates	£14,500.00	£2.42
Maintenance Charge	£8,300.00	£1.38
Insurance	£1,200.20	£0.20
Total Cost	£65,000.20	£10.83

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Junction One Business Park is situated close to Birkenhead on The Wirral. Birkenhead is the predominant commercial centre on the Wirral peninsula. It is strategically located approximately 6 miles south west of Liverpool, 34 miles west of Manchester, 94 miles north west of Birmingham and 196 miles north west of London.



Road
M53: 1 mile



Airport
Liverpool John Lennon: 15 miles



Rail
Liverpool Lime Street: 6 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (62)

Key Contact



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"Taegie is an Asset Manager based in the North."



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