

A41 New Chester Road, Birkenhead CH41 9HP

- Highly accessible location
- Good quality modern units
- Ample parking and servicing
- Partially glazed frontages
- Double height construction



LOCATION

The property is situated in a highly prominent position on the easterly side of the New Chester Road (A41) at the junction with the Rock Ferry by-pass, less than one mile from Birkenhead Town Centre.

The A41 is the main arterial route from Birkenhead to Chester and North Wales. The M53 mid-Wirral motorway is approximately three miles away and the Birkenhead tunnel, providing access to Liverpool City Centre, is less than one mile away.

DESCRIPTION

The development comprises a terrace of eight self-contained industrial units ranging in size from 605 sq ft to 1,228 sq ft.

The units can be combined if required, subject to availability.

Each unit is of double height construction fitted with a partially-glazed frontage incorporating a personnel entrance. Dedicated servicing is provided by way of an up and over roller shutter door.

- Steel portal frame
- Double height construction
- Partially glazed frontage
- On site parking provision
- Dedicated servicing

For full details of terms and availability please contact the agent.

An estate charge will be levied for the maintenance of the common areas of the estate.

Unless otherwise stated, all terms will be subject to VAT at the appropriate rate.











ACCUMINIONATION	
sq m	sq ft
114.1	1,228
56.2	605
56.2	605
56.2	605
56.2	605
56.2	605
56.2	605
	sq m 114.1 56.2 56.2 56.2 56.2 56.2

114.1

FURTHER INFORMATION

For further information and details of current availability please contact the sole agent:

Mason Partners LLP Contact: Jon Swain 0151 227 1008

Email: jonswain@masonpartners.com





Misdescription Act
The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties.

Published May 2018. Designed by Alphabet Design. 0151 707 1199. Al7545

1,228