



A41 New Chester Road, Birkenhead CH41 9HP

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



**INDUSTRIAL**

**To Let/For Sale**

Industrial units **605 - 1,833** sq ft (56 - 170 sq m)

## 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.

## FEATURES

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

## TERMS

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

## ESTATE CHARGE

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

## VAT

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



## ACCOMMODATION

Unit	sq m	sq ft
7	114.1	1,228
8	56.2	605
9	56.2	605
10	56.2	605
11	56.2	605
12	56.2	605
13	56.2	605
14	114.1	1,228

## FURTHER INFORMATION

For further information and details of current availability please contact the sole agent:  
 Mason Partners LLP  
 Contact: Jon Swain  
 Tel: 0151 227 1008  
 Email: [jonswain@masonpartners.com](mailto:jonswain@masonpartners.com)

