

**17 Tarran Way**  
Tarran Way Industrial Estate  
Moreton Merseyside CH46 4TU



**FOR SALE / TO LET**  
**FREEHOLD - WAREHOUSE WITH 50% OFFICES**  
13,500 SQ FT PLUS LARGE YARD  
MAY SPLIT ON LETTINGS



#### LOCATION

The property is situated within the popular Tarran Industrial Estate in Moreton Wirral. The property is located a short distance from Junction 2 of the M53 motorway

#### DESCRIPTION

The property comprises an office and warehouse facility that has been fitted out to a high standard. There is a split of approximately 50% of fully networked offices with a mix of large open plan accommodation and private offices with kitchen and WC facilities. The remaining 50% of the property is warehousing with an eaves height of approx 5.5 meters.

Outside is a large yard area. .

#### EPC

A commercial EPC has been commissioned.

#### PROPOSAL

We are instructed to seek offers in excess of £600,000 for the freehold interest.

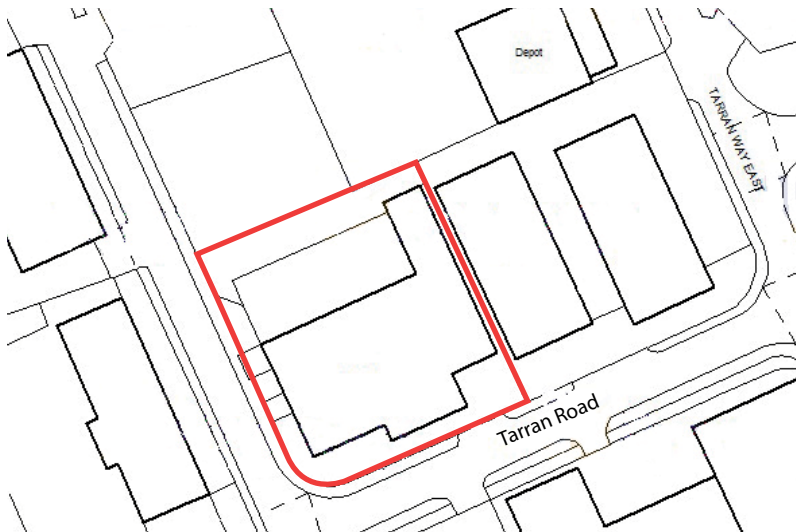
#### FURTHER INFORMATION

Contact Roy Backhouse

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#### ACCOMMODATION

The approximate gross internal areas are as follows:-

Description	Size	Tenure
Offices	6,565 sq ft	Mixture of open plan & private.
Warehousing	6,984 sq ft	L Shaped warehouse

#### TENURE

**Freehold.**

The purchaser will acquire the freehold interest of the entire estate shown edged red on the plan.

#### VAT

VAT may be payable on the purchase price. .

#### LEGAL COSTS

Each party to pay their own legal costs.



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**offices**



**warehouse**



**canteen**



**boardroom**