

to let

337-339 Cleveland Street
Birkenhead Merseyside CH41 3QG
Detached Industrial Warehouse with Yard
12,738 sq ft (1,183 sq m)



- Detached Workshop
- Good Sized Yard
- Internal Offices
- On Site Parking & Loading
- Secure Storage
- New Lease Available
- Competitive Rent

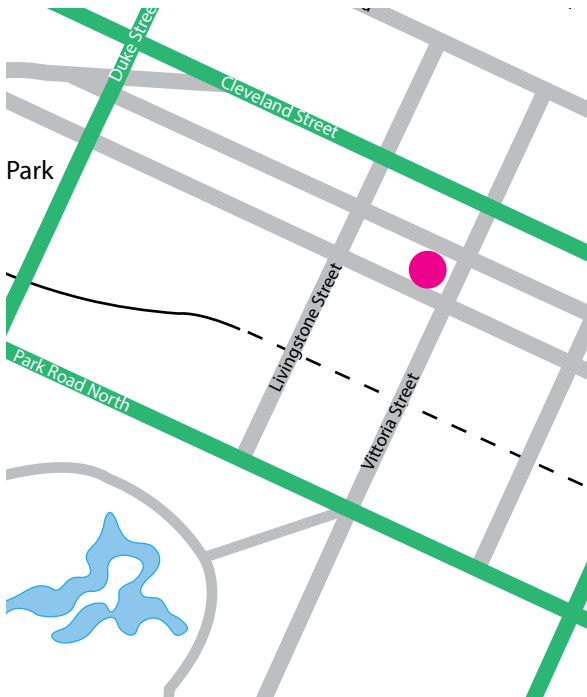
For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

backhouse

337-339 Cleveland Street Birkenhead



RENT
£42,000 pa exclusive

RATEABLE VALUE

£29,250

RATES PAYABLE 19/20

Approx £15,000

**For viewing and further information
please contact Roy Backhouse:**

**Roy Backhouse & Co, Egerton House, Tower Rd, Birkenhead,
Wirral CH41 1FN**

e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

The property is situated on the south side of Cleveland Street between Vittoria Street and Livingstone Street.

DESCRIPTION

The property comprises an impressive workshop and offices together with a large concrete yard. The warehouse has the benefit of a 10 tonne overhead crane. Outside there is a good sized yard with adequate room for car parking, lorry parking and external storage.

TENURE

The property is available on a new 5 year lease or by negotiation

VAT

VAT may be payable on the rent.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

First Floor Offices	64 sq m	691 sq ft
Warehouse	1,000 sq m	10,764 sq ft
Mezzanine	165 sq m	1,283 sq ft
Total Gross Internal Area	165 sq m	12,738 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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