

to let

28a Tarran Way West
Tarran Way Industrial Estate Moreton Wirral CH46 4TT
Warehouse/Trade Unit
with private yard
3,658 sq ft (343 sq m)



- Trade Location
- Close to Motorway Junction
- On Site Parking & Loading
- Spacious Unit with Offices
- Sensible Rents
- New 5 Year Lease
- Private Landlord

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 541 2200

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RENT
£18,000 per annum

RATEABLE VALUE
to be confirmed

RATES PAYABLE 19/20
to be confirmed

**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 Tarran Way Industrial Estate which is located between Moreton & Wallasey with nearby access to the M53 Motorway.

The property is situated on a busy trading estate with a mix of national and local trade users including.

DESCRIPTION

The property comprises a warehouse with offices and a good sized yard area. The warehouse and offices offer a range of suitable uses. The site is secure with access via a private yard set off the public highway.

TENURE

The property is offered on a new lease with flexible terms available.

VAT

VAT will 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.

Warehouse	313 sq m	3,372 sq ft
First Floor Office	30 sq m	323 sq ft
Total Gross Internal Area	343 sq m	3,695 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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