

to let

**16- 18 Kelvinside
Wallasey Merseyside CH44 7JY
Secure Warehouse
17,960 sq ft (1,668 sq m)**

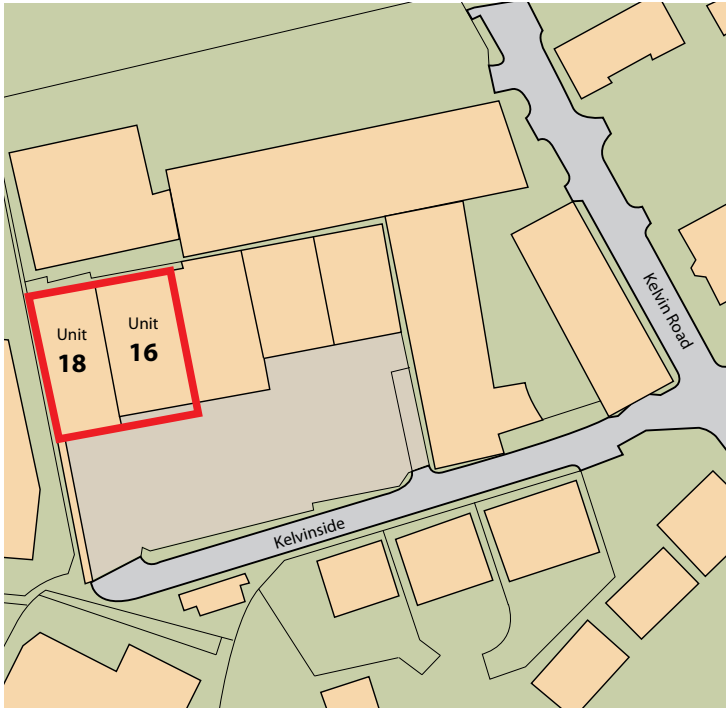


- Close To Docks
- Excellent Loading Areas
- Additional Covered Stores
- Good Parking
- Secure Warehouse
- Flexible Leases
- Competitive Rents

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

0151 541 2200

16- 18 Kelvinside Wallasey



RENT
£80,000 pa exclusive of

RATEABLE VALUE
£21,000

RATES PAYABLE 17/18
tbc

**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 located within the Wallasey Docks area of Birkenhead near to the junction of Kelvin Road and Kelvinside

DESCRIPTION

The property comprises a secure warehouse with rooler shutter access from a shared loading and marshalling area. The property is portal frame clad in insulated panels and roof. In addition to the main warehouse is a further area of covered storage.

TENURE

Unit 18 is available on a new lease for a period of time to be agreed between the parties or to purchase on a freehold basis.

FLOOR AREAS

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

Unit 18	828 sq m	8,922 sq ft
Unit 16	840 sq m	9,038 sq ft
Total Gross Internal Area	1,668 sq m	17,960 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.

VAT

VAT may be payable on the rent and/or purchase price.

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