

Units 1 & 2 Durley Park
North Cheshire Trading Estate
Wirral Merseyside CH43 3DZ

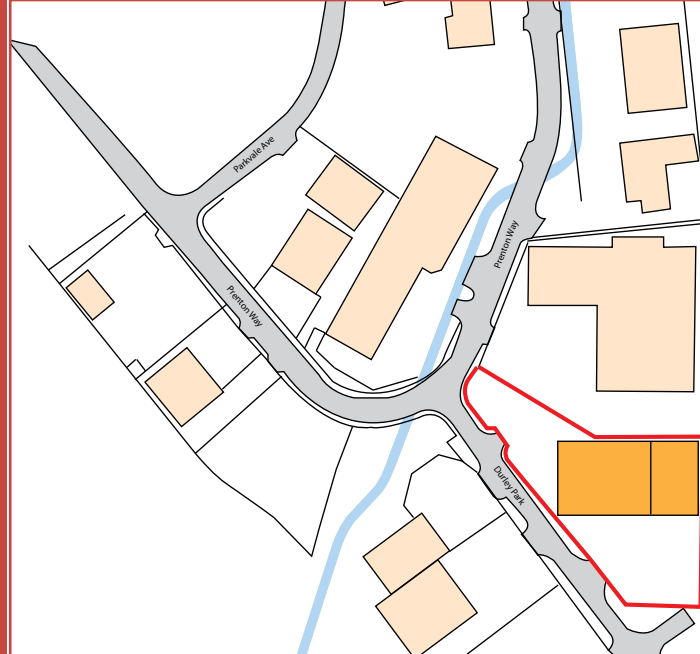


To Let

Modern Manufacturing/Warehouse Facility

2 units comprising 16,500 sq ft

Quality office accommodation & on site parking/loading



LOCATION

The property is situated within a small private estate of modern industrial units in Durley Park on the North Cheshire Trading Estate at Junction 3 of the M53..

TENURE

The property is held freehold

EPC

A commercial EPC assessment has been instructed.

DESCRIPTION

The property comprises an impressive purpose built warehouse with 7.5m eaves in a good sized private yard with a quality office section within. The warehouse and offices are fitted out to a high specification. Outside there is a large sized yard with adequate room for car parking, lorry parking and external storage..

RENT

£110,000 per annum (£6.67 per sq ft)

SERVICE CHARGE

An annual service charge is payable.

FURTHER INFORMATION

Contact Roy Backhouse

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1 & 2 Durley Park

North Cheshire Trading Estate

Prenton, Birkenhead, Wirral CH43 3DZ



ACCOMMODATION

The approximate net internal areas are as follows:-

Description	Size (sq ft)	Size (sq m)
Unit 1 Warehouse	8,172 sq ft	760 sq m
Unit 1 Offices	3,130 sq ft	291 sq m
Unit 2	5,171 sq ft	480 sq m
Total	16,473 sq ft	1,531 sq m

TENURE

Freehold.

VAT

VAT may be payable on the rent and other outgoings.

TENANCY

A new lease is available on full repairing and insuring terms.

LEGAL COSTS

Each party to pay their own legal costs.



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