

# to let

**258 Brook Street  
Birkenhead CH41 3PH  
Industrial Unit with Cranage  
7,700 sq ft plus good sized yard**



- Commercial Setting
- Close to City Centre
- Popular Location
- On Site Parking & Loading
- Cranage
- Good Eaves Height
- Suitable for many uses

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

**0151 541 2200**

# 30 Wellington Employment Park **Liverpool**



**RENT**  
**£45,000 pa exclusive**

**SERVICE CHARGE**  
**£3,150 pa**

**RATEABLE VALUE**  
**£TBC**

**RATES PAYABLE 24/25**  
**TBC**

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

Roy Backhouse & Co, Egerton House  
Tower Road, Birkenhead CH41 1FN  
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**SUBJECT TO CONTRACT**



## LOCATION

The property is situated in the Birkenhead Docks hinterland just outside Birkenhead town centre.

## DESCRIPTION

The property comprises a warehouse on a street of similar units. The warehouse has good eaves height and internal granage. Outside there is a good sized yard with adequate room for car parking and loading to be created.

## TENANCY

A new 5 year lease is available.

## FLOOR AREAS

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

Warehouse	715 sq m	7,700 sq ft
External Yard	500 sq m	600 sq yds
Total Gross Internal Area	715 sq m	7,700 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 will be payable on the rent and/or service charge.

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