

Maritime Business Park

Campbeltown Road, Birkenhead, CH41 9HP

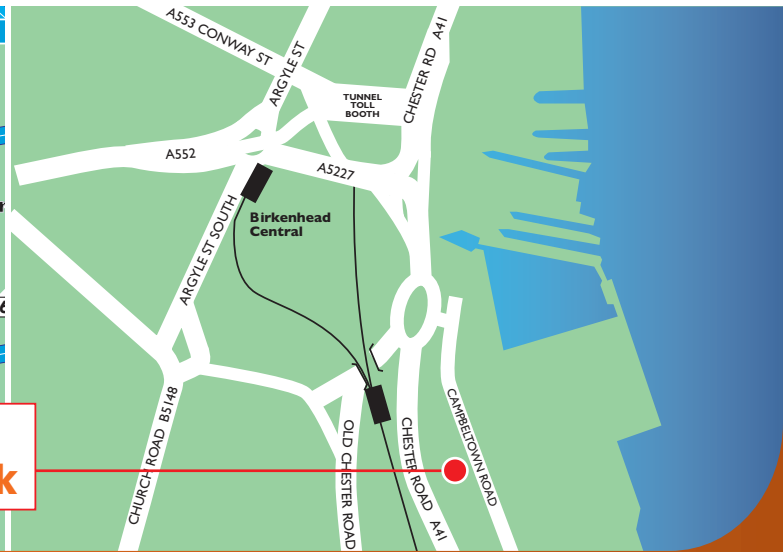


TO LET

- Open Storage - Circa 4 Acres
- Industrial Unit - 22,257 sq ft
- Situated approximately 1 mile from Birkenhead Town Centre
- 1/2 mile to the Birkenhead Tunnel
- Highly visible location

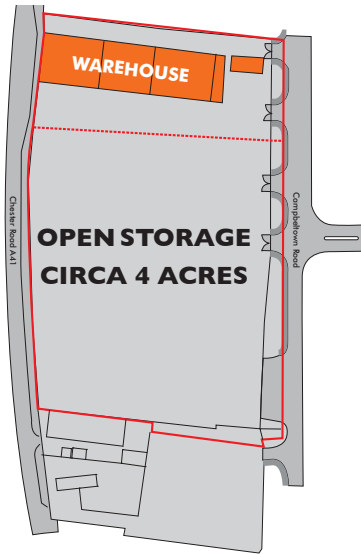
LOCATION

Located with frontage to the A41 trunk road (New Chester Road) at Birkenhead, Wirral. The site is situated at the front of the "Cammell Laird" Shipyard and opposite the retail park at Green Lane. Access to the site is via Campbeltown Road running parallel to the A41 with the site having good visibility and prominence. Access to the Mersey Tunnels is within 1/2 mile, whilst the A41 links to the M53 and the wider motorway network to the south.



ACCOMMODATION

INDUSTRIAL	SQ FT	SQ M
Open Storage	Circa 4 Acres	
Warehouse	22,257	2,068



SITE PLAN



SPECIFICATION

Open storage:

- Highly visible location
- Self contained site

Warehouse:

- Eaves height 6m
- Roller shutter doors
- Self contained yard

LEASE TERMS

The units are available to let on an internal repairing basis by way of a standard flexible agreement.

A copy of this agreement can be made available upon request.

The yard area is also available by way of a flexible agreement on terms to be agreed.

VIEWING

To arrange a viewing or for further information please contact one of our joint letting agents.

Mark Coulthurst at Mason Owen on 0151 242 3000 or Pat Hughes at Legat Owen on 0151 252 1144.

Misrepresentation Act
These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. November 2011.