

# Ocean Park

Dock Road, Wallasey, Wirral, CH41 1HW



## TO LET

Warehouse and High Bay Units  
From 4,371 to 134,278 sq ft

- Situated 2 miles from M53 J1
- Large high bay facility
- Secure fenced site
- Immediate availability
- Flexible terms

## LOCATION

Ocean Park is located in a prominent position fronting onto Dock Road Wallasey, at the mouth of the East Float Dock and the River Mersey. It is approximately 2 miles from Junction 1 of the M53 motorway.

The area has excellent road and rail communications, being approximately 3 miles from the M53 motorway, has direct rail links to Liverpool City Centre, in addition to the regular Mersey Ferry service and Mersey Tunnels.

Wallasey is situated on the Wirral and is approximately 2 miles from Liverpool City Centre across the River Mersey.



## ACCOMMODATION

INDUSTRIAL	SQ FT	SQ M
1	8,880	825
2	8,925	829
3	8,784	816
4	9,703	901
5	7,364	684
7	10,924	1,015
8	14,958	1,389
9	15,038	1,397
10	14,992	1,392
11	14,919	1,386
12	15,420	1,432
14	4,371	466
<b>TOTAL</b>	<b>134,278</b>	<b>12,474</b>

\* Includes canopy area of 2,679 Sq Ft (249 Sq M)

OFFICES	SQ FT	SQ M
Suite A	1,315	122
Suite B	945	88
Suite C	1,454	135
Suite D	1,721	160
<b>TOTAL</b>	<b>5,435</b>	<b>505</b>

## SITE PLAN



## SPECIFICATION

- Steel portal frame construction
- High bay sodium lighting
- Eaves height from 5.3m to 13m
- Ground level loading doors
- Generous yard and parking
- Fully secured site

## 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.

## 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.

**Legat Owen**  
CHARTERED SURVEYORS  
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