



CH41 9HH

# INDUSTRIAL

ARGYLE INDUSTRIAL ESTATE, BIRKENHEAD



NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

[www.northerntrust.co.uk](http://www.northerntrust.co.uk)

# INDUSTRIAL



- CCTV on site
- Overnight on site security
- Reinforced concrete floor
- Steel portal frame
- Brick and blockwork walls
- Manually operated roller shutter/concertina loading doors
- Electricity supply
- Mains gas to the estate
- Forecourt and car parking areas
- Domestic plumbing to toilet area
- Telephone entry duct



INDUSTRIAL

## WORKSHOP UNITS TO LET

SIZES FROM

**484 - 2,357 SQ FT**

45 - 219 SQ M

Over 200 locations throughout the Midlands and the North



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## ARGYLE INDUSTRIAL ESTATE, BIRKENHEAD

### LOCATION

On Argyle Street South within half a mile of Birkenhead town centre and the Queensway Tunnel which offers a link to Liverpool City Centre. The M53 motorway is approximately 2 and a half miles away to the South East.

### DESCRIPTION

Single storey workshop units on a large estate with car parking and circulation space. The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and roller shutter/concertina loading doors.

### TERMS

- Initial three year term
- Only three months notice required to vacate at anytime during the three year term
- Rent payable monthly in advance, subject to a fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required
- Immediate occupation

### RENTAL

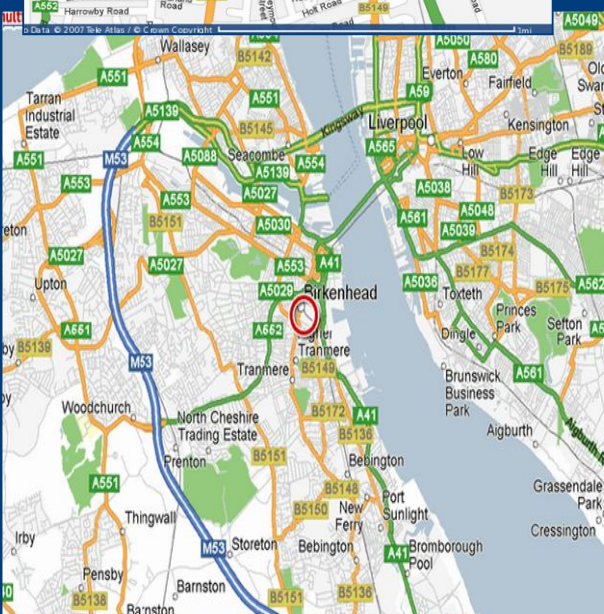
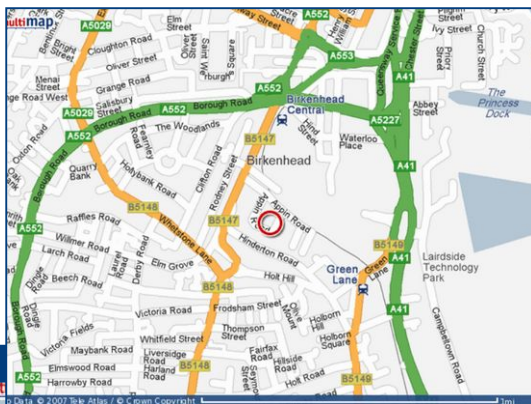
A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy admin fee is payable.

### VIEWING

Please contact Katie Bibby on 01257 238666 for an appointment.

### RATES

For information on Rateable Value or rates payable contact Ian Williams at Wirral Borough Council Business Rates on 0151 666 3502. Alternatively you could obtain information from the Valuation Website which is [www.voa.gov.uk/business\\_rates/general.htm](http://www.voa.gov.uk/business_rates/general.htm).



## INDUSTRIAL

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