



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

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ARGYLE

INDUSTRIAL ESTATE

APPIN ROAD • BIRKENHEAD • CH41 9HH



**INDUSTRIAL /
WORKSHOP
WAREHOUSE UNITS**



- Security on-site
- Flexible tenancies to suit your needs
- Wide range of sizes
- Competitive rents
- On-site CCTV
- Gated entrance

TO LET

HIGH QUALITY
WORKSHOP / WAREHOUSE UNITS

484 - 11,253 SQ FT
(45 - 1,045 SQ M)

www.argyleindustrialestate-birkenhead.co.uk



www.argyleindustrialestate-birkenhead.co.uk

DESCRIPTION

Argyle Industrial Estate extends to 104,684 sq ft in 69 units. The large estate provides a range of small terraced workshop units from 484 sq ft to 2,357 sq ft, some of which have their own secure compounds to the front of them. The larger industrial warehouse units range from 3,401 to 11,253 sq ft. The high quality accommodation is designed to allow maximum utilisation of workspace and benefits from ample car parking provisions and circulation space.

SPECIFICATION

Argyle Industrial Estate provides a range of workshop/warehouse units benefiting from:

- CCTV on-site
- Overnight on site security
- Forecourt and ample car parking
- Reinforced concrete floor
- Brick and blockwork walls
- Gas and electricity to all units
- WC facilities



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TO LET HIGH QUALITY WORKSHOP / WAREHOUSE UNITS 484 - 11,253 SQ FT

SITEPLAN



ACCOMMODATION

There is a range of workshop units ranging from 484 sq ft up to 2,357 sq ft, and a selection of larger warehouse accommodation up to 11,253 sq ft.

Units can be combined to provide larger floor space, subject to availability.

Please see attached schedule for current availability or visit the dedicated website www.argyleindustrialestate-birkenhead.co.uk for further details.

ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates are available upon request from Whittle Jones.





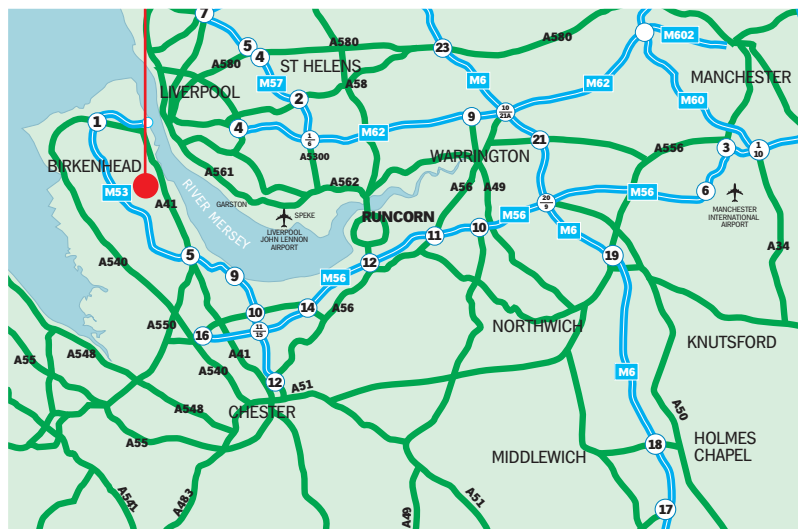
LOCATION

Argyle Industrial Estate is located on Appin Road, close to the A41 Chester Street and A552 Borough Road. Birkenhead town centre is within half a mile of the estate, and the Queensway Tunnel only a 2 minute drive away. The estate benefits from good transport links with Liverpool city centre. Junction 2 of the M53 is 2½ miles away, providing links to the south east and beyond.

TRAVEL DISTANCES

DESTINATION	DISTANCE (approx)
Liverpool	3.3 miles
John Lennon Airport	11 miles
Warrington	22 miles
Chester	20 miles

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RATES

For information on Rateable Value or rates payable contact 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

TERMS

Smaller workshop units are available on flexible 'easy in – easy out' tenancy agreements. Larger units from 3,401 sq ft are to let on flexible terms to be agreed.

RENTAL

Details of rent and other charges are available on request to the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.

FURTHER INFORMATION

To arrange a viewing please contact Whittle Jones on 01257 238 666.

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