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INDUSTRIAL

WEST FLOAT INDUSTRIAL ESTATE, WALLASEY



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- Reinforced concrete floor
- Steel portal frame
- Brick and blockwork walls
- Manually operated sectional loading doors
- Three phase 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

506 - 1,033 SQ FT

47 - 96 SQ M

Over 200 locations throughout the Midlands and the North



INDUSTRIAL

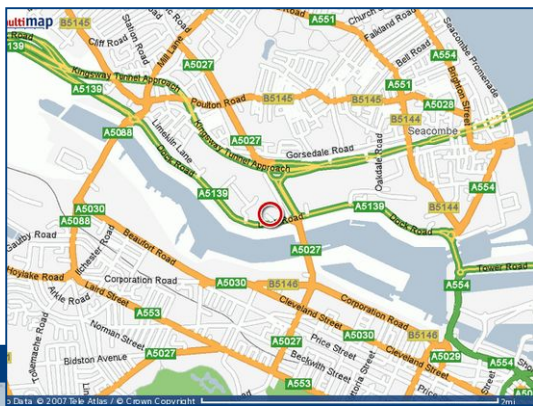
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LOCATION

The workshops are situated in an established industrial area just off the Dock Road in Wallasey. The Kingsway tunnel is approximately a quarter of a mile from the estate providing access to Liverpool. The M53 motorway is within close proximity providing access to the Wirral.



DESCRIPTION

A small gated development of modern workshops with car parking. 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 up and over sectional loading doors.

TERMS

- Initial three year term
- A range of flexible leasing options are available
- 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
- Further details on request

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 administration fee is payable.

VIEWING

Please contact Whittle Jones North West on 01257 238666 or email northwest@whittlejones.co.uk.

RATES

For information on Rateable Value or rates payable please contact Wirral Rates Department on 0151 666 3502. Alternatively you could get information from the Valuation Website which is www.voa.gov.uk/business_rates/general.htm.

INDUSTRIAL

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