



NORTHERN TRUST
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TO LET

WEST FLOAT INDUSTRIAL ESTATE

WALLASEY | BIRKENHEAD | CH41 1JJ

INDUSTRIAL UNITS

506 - 1,033 SQ FT (47 - 96 SQ M)

KEY FEATURES

- Excellent Transport Links
- Ample Circulation Space
- Secure Fencing
- Good Nearby Amenities
- Established Location
- J1, M53 Less Than 1 Mile Away
- Two Miles From Birkenhead Town Centre



CONTACT US:

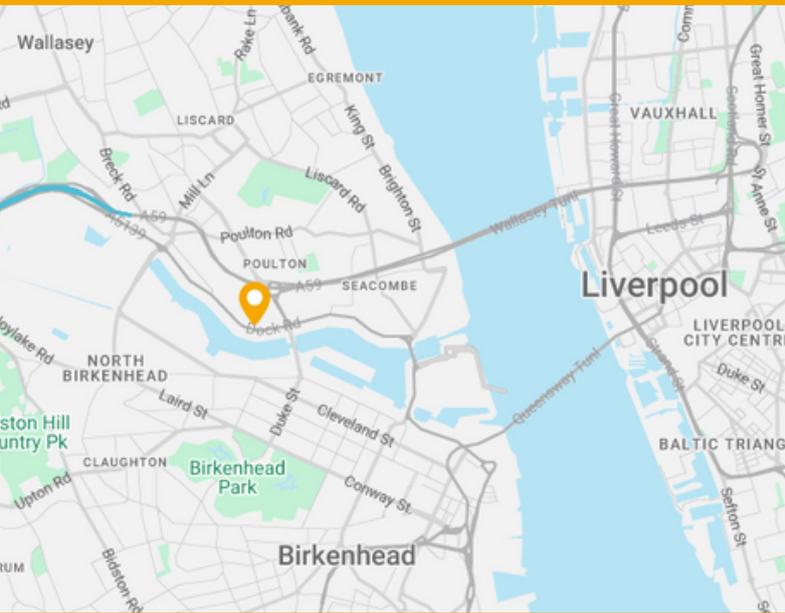
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WEST FLOAT INDUSTRIAL ESTATE

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LOCATION

West Float Industrial Estate is located in Poulton, within the historic West Float dock area of Birkenhead, approximately 2 miles north-west of the town centre. The estate enjoys a prominent position on Dock Road, close to the junction with Gorse Lane and Duke Street. The location benefits from excellent connectivity, with Junction 1 of the M53 only a mile away, providing fast links to the M56 and wider regional motorway network. The A41 also connects directly to Chester, while Liverpool is just a short journey across the River Mersey.

Birkenhead is well served by public transport, including the Merseyrail Wirral Line, which offers frequent services throughout the Wirral and Merseyside. Liverpool John Lennon Airport is easily reached via the Mersey Gateway and key arterial routes.

MODERN INDUSTRIAL UNITS 506 - 1,033 SQ FT

DESCRIPTION

West Float Industrial Estate is a well-established business location totalling 9,192 sq ft, comprising 14 workshop and light industrial units arranged in three terraces around a central shared loading and parking area. Two of the terraces offer smaller units of 506 sq ft, while the third terrace provides larger units of 1,033 sq ft, catering to a variety of operational requirements.

The buildings are of brick and blockwork construction with profile metal-clad insulated roofs incorporating translucent roof lights. Each unit benefits from a metal roller shutter door, separate pedestrian access, and internal features including a concrete floor, painted block walls, and ceiling-mounted LED lighting.

KEY FEATURES

- Secure perimeter fencing with gated entrance.
- Central shared forecourt with loading and parking areas.
- Established and accessible location.
- Metal roller shutter door and separate pedestrian access.
- Three phase supply (TBC).
- Internal concrete flooring and LED lighting.
- Integrated WC facilities.
- Nearby shops, cafes and essential services.



EPC

The EPC ratings on the units range up to B44. A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact Northern Trust.



BUSINESS UNITS TO LET ACROSS THE UK

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