



TO LET

ARGYLE

APPIN ROAD, BIRKENHEAD, CH41 9HH

INDUSTRIAL ESTATE

HIGH QUALITY WORKSHOP / WAREHOUSE UNITS

FROM 484 - 5,683 SQ FT (45 - 632 SQ M)

www.argyleindustrialestate-birkenhead.co.uk

DESCRIPTION

Argyle Industrial Estate extends to 104,684 sq ft of workshop / industrial space across 70 Units. The estate provides a range of small terraced workshop units from 484 sq ft to 5,683 sq ft. Units can be combined to provide larger floor areas, subject to availability.

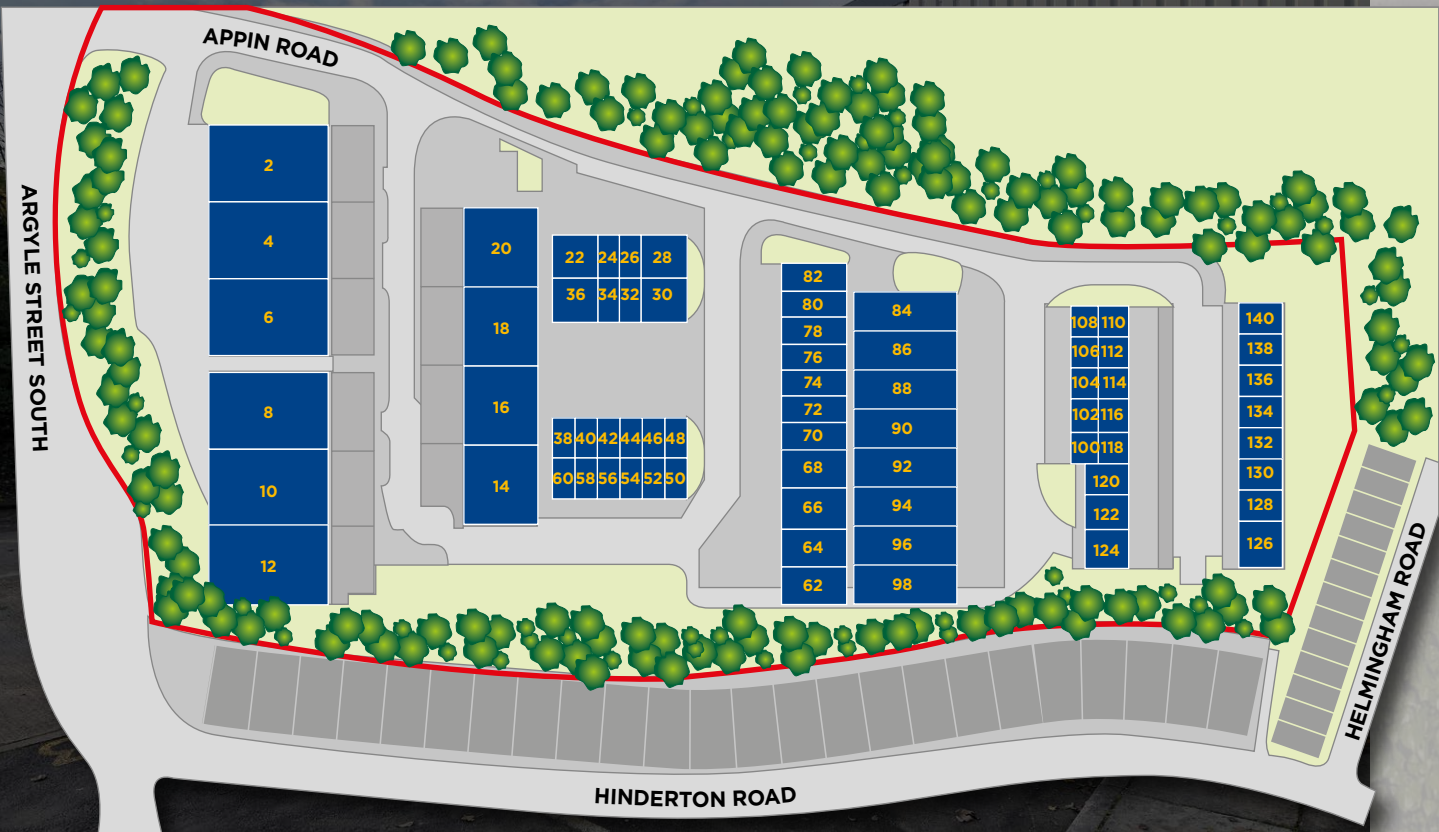
Externally, the site is set within landscaped grounds, secured by steel palisade fencing and a gated entrance from Argyle Street South. The estate benefits from CCTV coverage and overnight on-site security. Each unit has forecourt and loading areas to the front with ample car parking provision and circulation space across the estate.

SPECIFICATION

- Steel portal frame construction
- Manually operated roller shutter / concertina loading doors
- Reinforced concrete floors
- Gas and 3 phase electric supply to all units
- Forecourt and car parking areas
- Overnight on-site security
- CCTV coverage



SITE PLAN



ACCOMMODATION SCHEDULE

Please visit the dedicated website at www.argyleindustrialestate-birkenhead.co.uk for more details or contact the joint letting agents for current availability.

EPC

The EPC ratings on the available units range from A13 to E116. Copies of individual EPC's are available upon request.

TERMS / RENTS / OTHER CHARGES

Units 2-20 are available to let on full repairing and insuring terms, whilst the smaller workshop units are available on flexible tenancy agreements.

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



ARGYLE APPIN ROAD, BIRKENHEAD, CH41 9HH

INDUSTRIAL ESTATE



LOCATION

Argyle Industrial Estate is located on Appin Road, close to the A41 Chester Street and A552 Borough Road in Birkenhead. The estate is accessed from Argyle Street South (B5147), and is situated 0.5 miles south of Hamilton Square, 350 metres from the Pyramids Shopping Centre and 600 metres from the Birkenhead / Queensway tunnel which provides direct access to Liverpool only 2 miles away. The Kingsway Tunnel also provides access to Liverpool and the A59 across the River Mersey.

The estate benefits from excellent transport links with the A552, 2 minutes' drive away which leads to Junction 3 of the M53 less than 3 miles away; and the M53/M56 interchange is less than 20 minutes' drive away. There are also good public transport connections with Birkenhead Central within a 5 minute walk.

In addition to the nearby town centre amenities, the Rock Retail Park is a short drive away, providing a range of retail outlets and eateries.

TRAVEL DISTANCES

	Miles	Mins	
Birkenhead Central Train Station	0.3	5	Walking
Pyramids Shopping Centre	0.5	11	Walking
J3, M53	2.1	10	Car
Liverpool	3.0	12	Car

Source: theAA.com

FURTHER INFORMATION

To arrange a viewing or for further information relating to this scheme please contact one of the joint agents.

www.argyleindustrialestate-birkenhead.co.uk

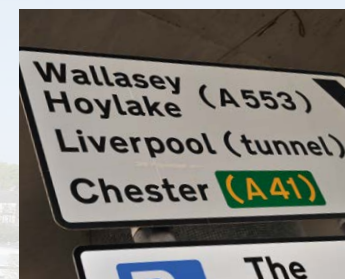
mason owen...

0151 242 3000
www.masonowen.com

Good public transport services



Excellent communication links



Securely fenced site



WHITTLE JONES

NORTH WEST

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www.whittlejones.com

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