

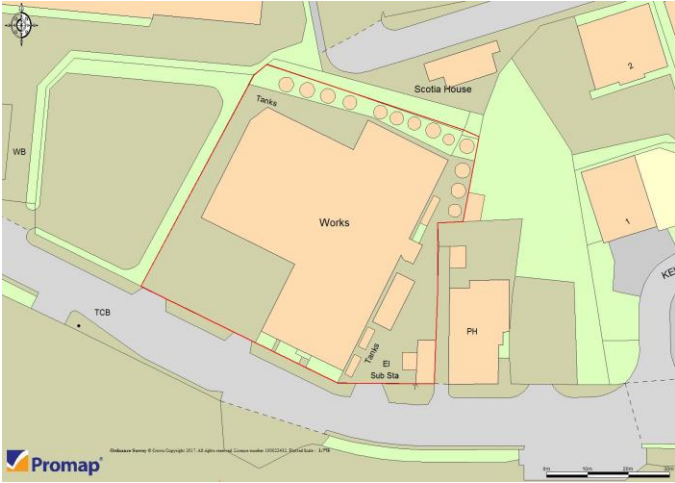
# FOR SALE – Former Valvoline Unit

Barton Dock Road, Birkenhead, CH41 1DR

24,337 sq ft (2,261 sq m)



- Double bay detached warehouse
- Eaves height of 4.85 metres
- 2 separate secure yards
- Prominent position fronting Dock Road (A5139)



**Location**

The property is located in the Seacombe area of Birkenhead on Dock Road (A5139) which connects Birkenhead town centre to junction 1 of the M53 motorway. The property is prominently positioned fronting Barton Dock Road. Wirral Waters Development and the East Float Dock runs parallel to Dock Road.

**Description**

The detached warehouse unit provides the following specification:

- Two bay warehouse of brick and metal clad elevations
- Eaves height of 4.85 metres
- Warehouse lighting and gas fired heating
- 2 level access roller shutter loading doors and 1 sliding concertina loading door
- Ground floor fully fitted ancillary offices and first floor store room
- 2 separate yards
- External store and former laboratory room

**Accommodation**

Area	Size (sq ft)	Size (sq m)
Warehouse	19,405	1,802
GF Office	2,087	194
FF Store	137	12
External Stores	2,708	252
Total	24,337	2,260

**Terms**

Assumed Freehold, quoting price of £500,000.

**VAT**

VAT which will be charged in addition to the prevailing rate.

**Legal Costs**

Each party will be responsible for their own legal costs in connection with the transaction.

**EPC**

A copy of the EPC for the property is available on request.

**Contact:**

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