

# **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.

#### VA

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:**

## Robert Kos

robert.kos@eu.jll.com

+44 (0)161 828 6417

#### DISCLAIMER

© COPYRIGHT 2016 JONES LANG LASALLE. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Jones Lang LaSalle.

It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Jones Lang LaSalle for any loss or damage suffered by any party resulting from their use of this publication.