

# TO LET SUBSTANTIAL WAREHOUSE PREMISES



## UNIT 24 – 26 VALLEY ROAD INDUSTRIAL ESTATE, BIRKENHEAD, WIRRAL, CH41 7EL

RENTAL - £83,000 PER ANNUM FOR THE UNEXPIRED TERM

- \ Substantial warehouse with 2 storey offices.
- \ Prominent location close to Junction 1 of M53 motorway.

AVAILABLE SPACE  
1,930.54m<sup>2</sup> (20,780sq ft)

## LOCATION

The property is located on the established Valley Road Industrial Estate, accessed from Hoyle Road (A533) which leads via the A554 to Junction 1 of the M53 motorway.

The property lies close to local amenities including a Tesco Superstore and the Junction 1 Retail Park housing occupiers such as Aldi, B&Q, Halfords, Home Bargains and M&S Simply Foods.

## DESCRIPTION

The premises comprises a warehouse of portal frame construction built to the following specification:-

- Profile clad walls and roof.
- Eaves height 5.5 m (18 ft) approx.
- 1 x loading doors.
- Heated via gas fire hot air blowers.
- Carpeted/linoleum floors.
- Suspended ceilings incorporating recessed lighting.
- Perimeter trunking.
- Double glazed UPVC windows.
- Electric wall mounted heating.
- Ladies, gents and disabled WC.

## ACCOMMODATION

We have measured the property on the basis of the Gross Internal Area (GIA) in accordance with the RICS Code of Measuring Practice as follows:

AREA	M <sup>2</sup>	SQ FT
Warehouse	1,586.06	17,072
2 Storey Offices	230.28	2,479
Works Offices/Toilets	114.20	1,229
<b>Total</b>	<b>1,930.54</b>	<b>20,780</b>

## VAT

All prices, premiums and rents etc, are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

The property is assessed in conjunction with the adjoining unit and would need to be separately assessed.

The current single assessment in the 2010 Rating List:

Description: Factory & Premises

Rateable Value: £126,000.

## TERMS

The property is offered To Let by way of an assignment of the unexpired term of our clients lease as follows:

Unit 24/26 – the property is held on a 25 year lease from June 1997, due to expire on 20 June 2022 (approx. 4¼ years unexpired) at a rent passing of £83,000 per annum.

Alternatively the premises are available by way of a sub-lease to be agreed.

## EPC

An Energy Performance Certificate has been commissioned and the property has an EPC rating in Band E.

A copy of the Energy Performance Certificate is available upon request

## VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 0151 268 5280

Email / Robert.diggle@eddisons.com

FEBRUARY 2018

SUBJECT TO CONTRACT

FILE REF: 791.0019A

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 0151 268 5280

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:  
(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request





## ESTATE VIEW



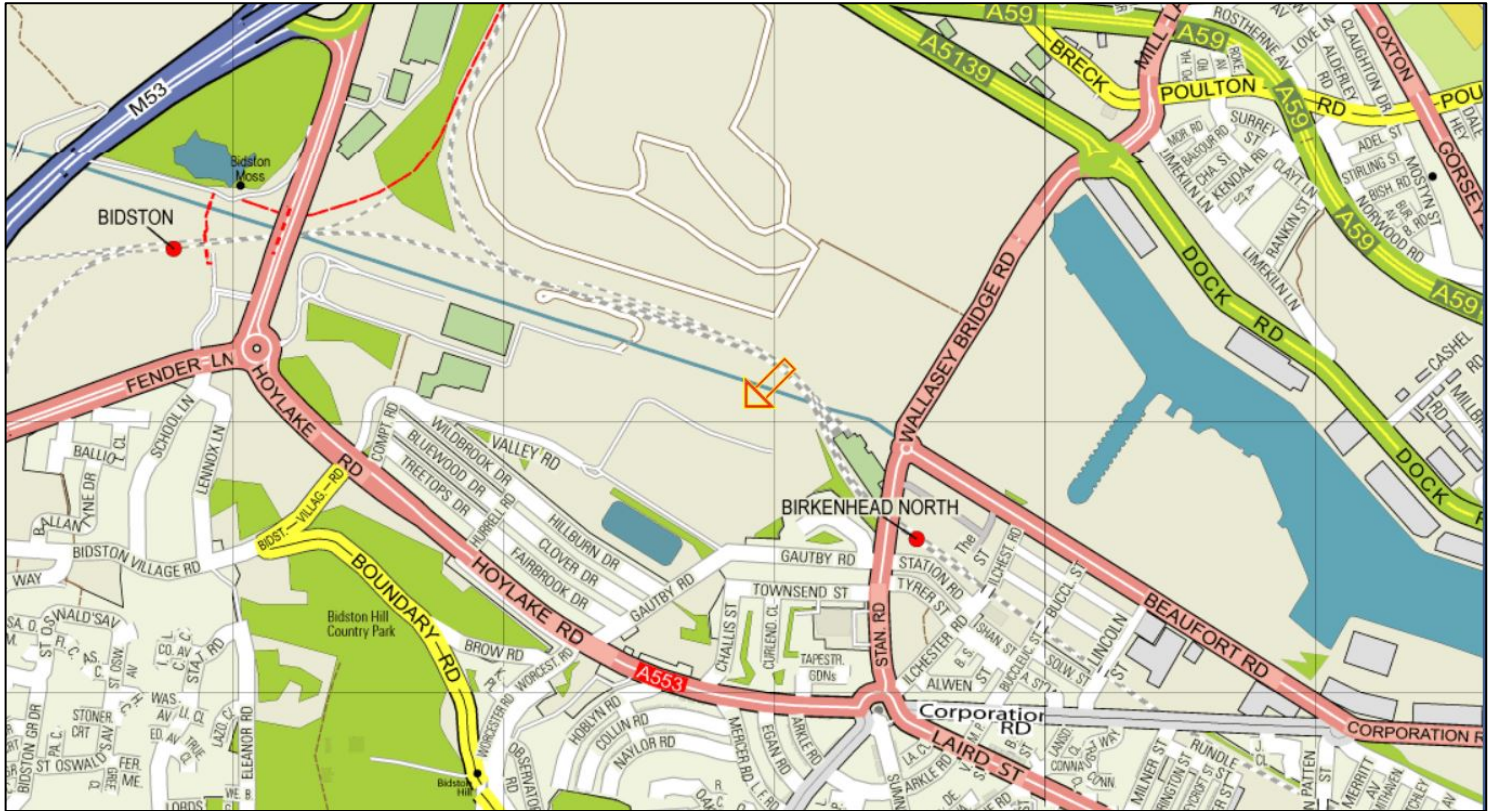
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**Eddisons**

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# STREET PLAN



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