

# **ARROWE COMMERCIAL PARK**



## TO LET

INDUSTRIAL AND WAREHOUSE UNITS FROM **1,000 SQ FT (93 SQ M)** TO **30,627 SQ FT (2,845 SQ M)**  
FLEXIBLE TERMS • STRATEGICALLY LOCATED • LOCATED LESS THAN 2 MILES TO J3, M53

ARROWEBROOK ROAD UPTON, WIRRAL, CH49 1SX





## LOCATION

The premises are situated approximately 1.5 miles from Junction 3 of the M53 motorway, adjacent to Wirral Business Park.

The premises lie approximately 6 miles from Liverpool. Arrowe Park Hospital is within a short drive of the premises and other neighbouring occupiers include Sainsbury's and Homebase.



6 miles from  
Liverpool



1 mile to  
M53 motorway

## DESCRIPTION AND ACCOMMODATION

Arrowe Commercial Park has been fully redeveloped to provide a range of industrial units that are suitable for a variety of uses ranging from trade counter, factory or warehousing.

Each unit has its own pedestrian and roller shutter door access with communal loading.

## TERMS

The premises are available on the basis of a new full repairing and insuring lease for a term of years to be negotiated.

## SERVICE CHARGE

A service charge will be levied for the maintenance of the common areas of the estate.

## BUSINESS RATES

Tenants will be responsible for the payment of business rates. Please contact Wirral Council or the VOA for further details.

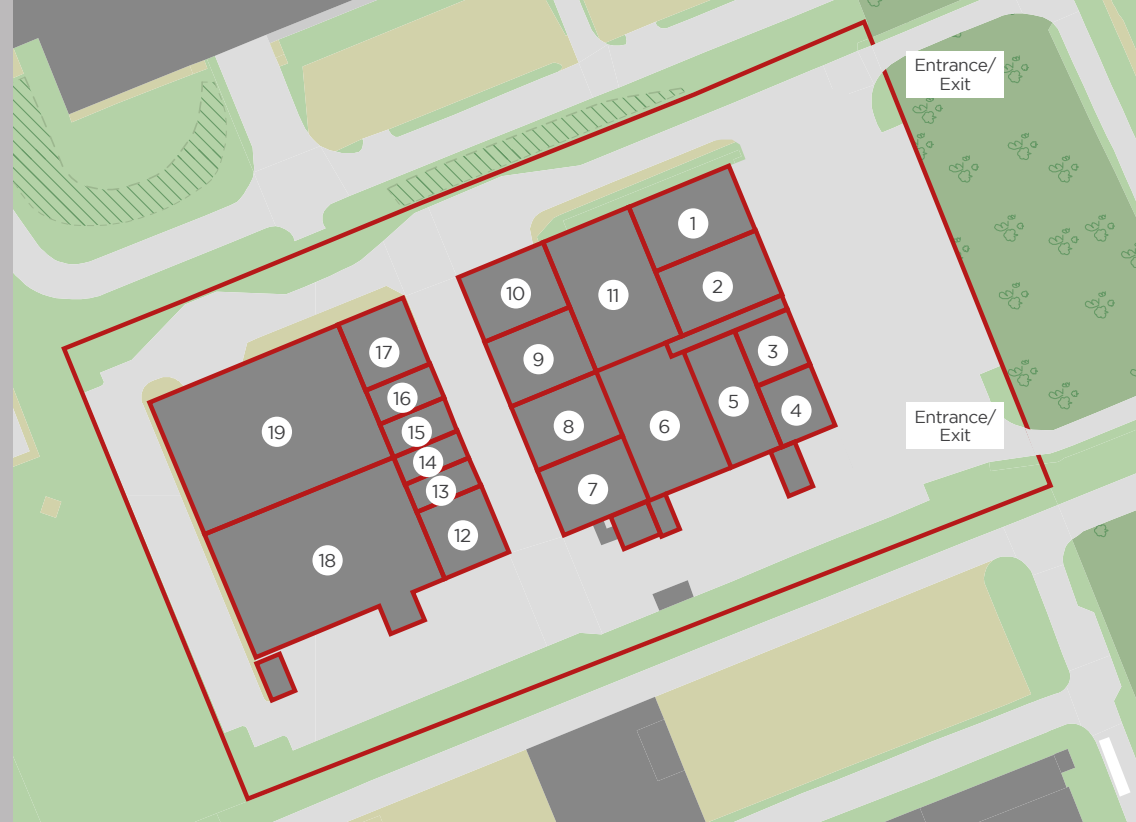
## ENERGY PERFORMANCE CERTIFICATE

EPC's are available on request from the agents.

## VAT

All rents and prices quoted are subject to vat at the prevailing rate.

Unit	Size (sq.ft)
1	4,558
2	4,345
3	1,892
4	2,924
5	4,226
6	6,159
7	3,869
8	3,071
9	2,993
10	3,031
11	5,919
12	2,381
13	1,002
14	1,195
15	1,168
16	1,230
17	2,328
18/19	30,627





Regional map



Driving route

**SAT NAV:**  
CH49 1SX

## VIEWING

Viewings of available units can be arranged with the letting agents.



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**ARROWE COMMERCIAL PARK**  
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