



# PLANTATION PARK

WIRRAL INTERNATIONAL BUSINESS PARK, BROMBOROUGH, CH62 3RN

## TO LET

### NEWLY REFURBISHED

## INDUSTRIAL / WAREHOUSE

39,296 SQ FT POTENTIAL TO SPLIT

- Industrial / warehouse accommodation
- Within 2 Miles Of Junction 5, M53
- Available April 2021
- 2 ground level loading doors plus 1 raised level access door
- Fenced & Gated Site
- Benefits from a large secure yard extending to approx. 0.85 acres.
- Close to Croft Retail Park

**ENTER**

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WIRRAL INTERNATIONAL BUSINESS PARK, BROMBOROUGH, CH62 3RN

[Home](#)

[Location](#)

[Aerial](#)

[Accommodation](#)

[Further Info](#)

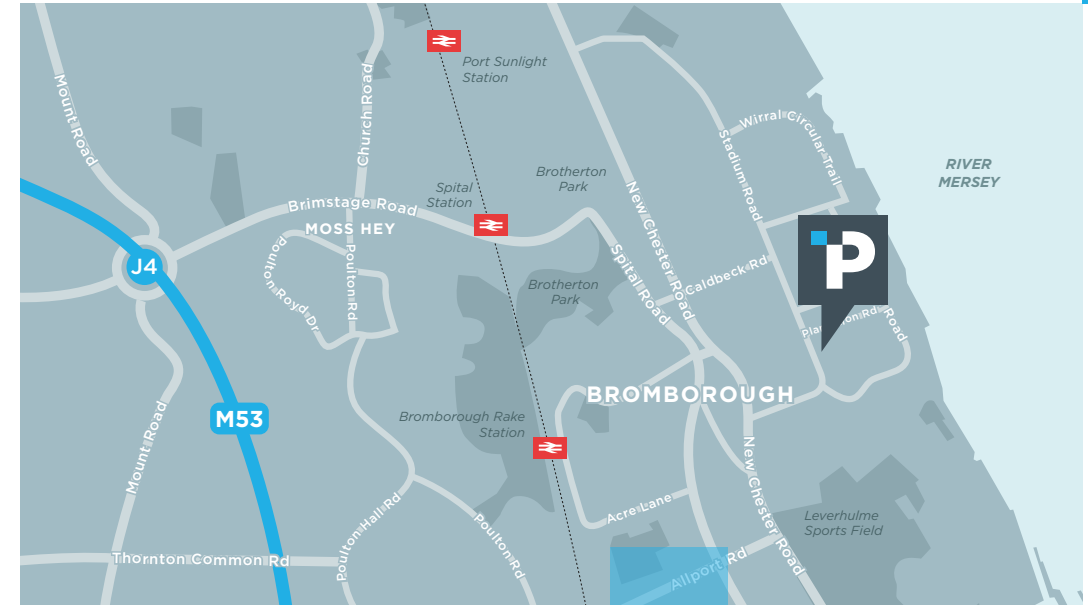
## LOCATION

Plantation Park is located on Wirral International Business Park in Bromborough at the junction of Stadium Road and Plantation Road. Wirral International Business Park is conveniently situated less than 2 miles from Junction 5 of the M53 and is approximately 4 miles south of Birkenhead.

Wirral International Business Park comprises a mixture of established industrial occupiers together with a number of new and high quality developments making it one of the most successful business parks in the North West.

### DRIVE TIMES

Liverpool	21 mins
Chester	26 mins
Warrington	45 mins
Manchester	1 hour



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[Home](#)

[Location](#)

[Aerial](#)

[Accommodation](#)

[Further Info](#)



BIRKENHEAD

LIVERPOOL

A41

RIVER MERSEY

CEREAL PARTNERS

GREAT BEAR

← TO J5 M53

CROFT  
RETAIL PARK

MEYER PRESTIGE

STADIUM ROAD

PLANTATION PARK

UNIT 17D

PLANTATION ROAD

UNIT 17C

OLD HALL ROAD

## ACCOMMODATION

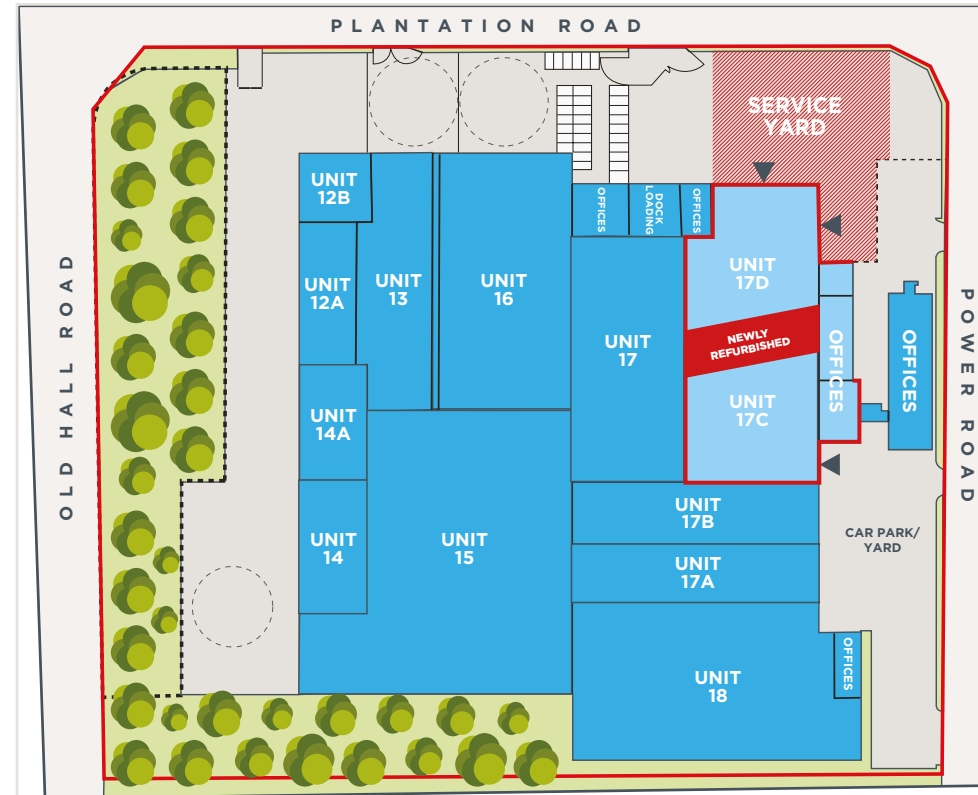
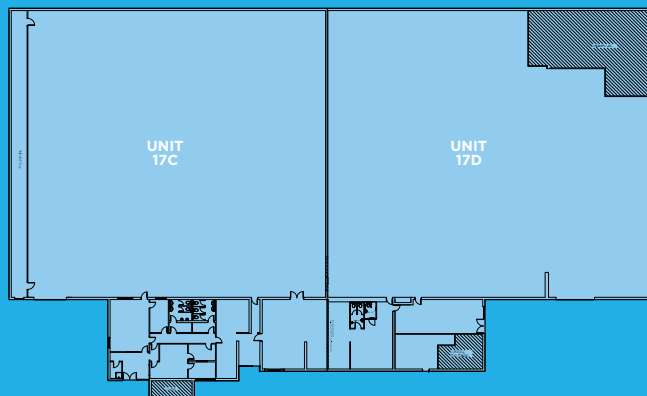
Measured in accordance with the RICS Code of Measuring Practice (6th Edition):

	SQ FT	SQ M
UNIT 17C&D	39,296	3650.71

RENT: £176,832 PA

RV: £91,500

EPCS: TBC



THE UNIT HAS UNDERGONE **EXTENSIVE REFURBISHMENT** INCLUDING NEW DOORS/WINDOWS, REPLACEMENT CLADDING, LED LIGHTING, IMPROVED LOADING DOORS AND EXTENSIVE REDECORATION.



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[Home](#)

[Location](#)

[Aerial](#)

[Accommodation](#)

[Gallery](#)

[Further Info](#)



# PLANTATION PARK

WIRRAL INTERNATIONAL BUSINESS PARK, BROMBOROUGH, CH62 3RN

[Home](#)

[Location](#)

[Aerial](#)

[Accommodation](#)

[Gallery](#)

[Further Info](#)



# PLANTATION PARK

WIRRAL INTERNATIONAL BUSINESS PARK, BROMBOROUGH, CH62 3RN

[Home](#)

[Location](#)

[Aerial](#)

[Accommodation](#)

[Gallery](#)

[Further Info](#)



# PLANTATION PARK

WIRRAL INTERNATIONAL BUSINESS PARK, BROMBOROUGH, CH62 3RN

[Home](#)

[Location](#)

[Aerial](#)

[Accommodation](#)

[Gallery](#)

[Further Info](#)





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WIRRAL INTERNATIONAL BUSINESS PARK, BROMBOROUGH, CH62 3RN

[Home](#)

[Location](#)

[Aerial](#)

[Accommodation](#)

[Further Info](#)



## FURTHER INFO

### TERMS

The units are available by way of new full repairing and insuring lease.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VAT

All prices, outgoings and rentals are subject to VAT at the prevailing rate.

### SERVICE CHARGE

A service charge will be levied for the maintenance and upkeep of the common areas. Details are available upon request.

### CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#).

We recommend you obtain professional advice if you are not represented.

Misrepresentation Act 1967, Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. April 2021. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

**Mileway**



## CONTACT

Strictly by prior appointment with the joint agents, Legat Owen or B8.

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