

Industrial

Unit 34 | Junction One Business Park

Valley Road, Birkenhead, CH41 7ED

Unit 34 | 6,001 sq ft

Modern unit on established industrial estate in premier industrial location

Situated on a well established industrial estate, and benefitting from WC facilities and car parking this unit is well suited for a range of uses such as light industrial, manufacturing or retail warehouse/trade counter. The estate also benefits from secure palisade fencing to its entire perimeter, a barrier entry and exit system with security gatehouse, CCTV coverage over the entire estate and 24 hour security. The property is located close to local amenities including the Junction 1 Retail Park where tenants include B&Q, Halfords, Bensons for Beds, as well as a Tesco superstore located immediately to the rear of the property.



Lease Type

New

Unit Summary

- WC facilities
- Car Parking
- 24 Hour Access
- Secure Estate
- Premier Industrial Location
- On-Site Security

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£37,400.00	£6.23
Rates	£11,661.25	£1.94
Maintenance Charge	£7,000.00	£1.17
Insurance	£1,200.20	£0.20
Total Cost	£57,261.45	£9.54

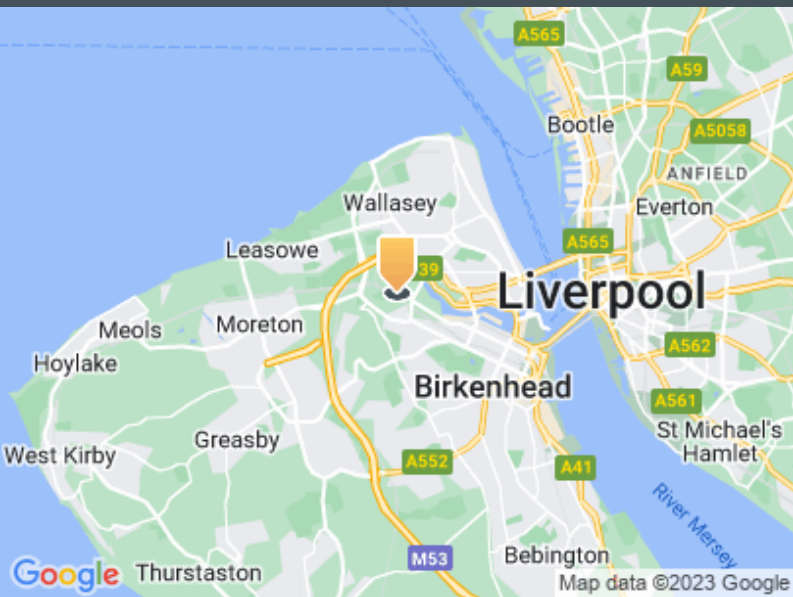
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

For more info please visit: unit.info/UUK0400594

+440 808 169 7554

Unit 34 | Junction One Business Park

Valley Road, Birkenhead, CH41 7ED



Location

Junction One Business Park is situated close to Birkenhead on The Wirral. Birkenhead is the predominant commercial centre on the Wirral peninsula. It is strategically located approximately 6 miles south west of Liverpool, 34 miles west of Manchester, 94 miles north west of Birmingham and 196 miles north west of London.



Road

The site benefits from an excellent transport infrastructure with J1, J2 and J3 of the M53 motorway providing a direct link to the M56 and the national motorway network beyond. The Kingsway and Queensway Mersey Tunnels provide easy access to Liverpool city centre to the north.



Airport

Liverpool John Lennon Airport is just over 10 miles away.



Rail

The site benefits from an excellent transport infrastructure with J1, J2 and J3 of the M53 motorway providing a direct link to the M56 and the national motorway network beyond. The Kingsway and Queensway Mersey Tunnels provide easy access to Liverpool city centre to the north.

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (84)



enquiries@industrials.co.uk
+440 808 169 7554

www.industrials.co.uk

Follow us



Key Contact



Hannah Webster

Customer Engagement Manager

"Hannah joined Industrials in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169
7554

→ For more info please visit: unit.info/UUK0400594

+440 808 169 7554