

**ASH HOUSE, PRENTON WAY,  
PRENTON, CH43 3DU**



**TO LET**

**MODERN WAREHOUSE WITH  
OFFICE ACCOMMODATION AND  
YARD**

**7,478 SQ.FT. (694.8 SQ.M.)**

CONTACT HITCHCOCK WRIGHT  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH



# ASH HOUSE, PRENTON WAY, PRENTON, CH43 3DU



## LOCATION

The property is located in Prenton, Wirral, on North Cheshire Trading Estate, immediately adjacent to Junction 3 of the M53 motorway. Prenton is located approximately 5 miles to the west of Liverpool City Centre, which can be reached by two road tunnels, the Queensway tunnel from Birkenhead and the Kingsway Road tunnel from Wallasey. The M53 Motorway provides access to Chester, which is located approximately 17 miles to the south.

The immediate surrounding area is predominantly commercial in nature. Total Fitness is located at the entrance to the estate.

## DESCRIPTION

Ash House is a light industrial property with two storey office accommodation, a rear service yard and car parking to the front.

The property is of steel portal frame construction with exterior walls of concrete blockwork, facing brick and insulated profile steel cladding, under a dual pitched roof with an insulated steel covering, incorporating translucent roof lights.

Internally the property provides two warehouse areas with ancillary facilities, mezzanine storage and office accommodation, comprising open plan and private offices, a boardroom, W.C.s, a kitchen and bathroom.

The property has two roller shuttered loading doors, gas fired central heating to the offices, a warm air gas blower in the warehouse and a three-phase power supply. The warehouse areas have a minimum eaves height of approximately 16' 8" (5.1 metres).

The site is enclosed with steel palisade fencing.

## RATEABLE VALUE

£27,000.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.



## ACCOMMODATION

Measured on a gross internal area basis, the property extends to approximately:

Warehouse & ancillary	4,172 sq.ft.	(387.6 sq.m.)
Mezzanine	1,160 sq.ft.	(107.8 sq.m.)
Offices	2,146 sq.ft.	(199.4 sq.m.)
<b>Total</b>	<b>7,478 sq.ft.</b>	<b>(694.8 sq.m.)</b>

## RENTAL

Details available upon request.

## VAT

All prices, outgoings and rentals are quoted free of, but may be liable to VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

Tel: 0151 227 3400  
Email: nickharrop@hwandp.co.uk

Details Prepared October 2021

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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