

TO LET

Modern Industrial Unit with Large Yard 17,365 Sq.Ft. (1,613 Sq.M.)

RENTAL AVAILABLE UPON REQUEST



1 DURLEY PARK, PRENTON WAY, WIRRAL CH43 3DZ

LOCATION

The property is located on Durley Park in Prenton, Wirral, on North Cheshire Trading Estate, and benefits from good motorway access being located 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.

To the south the motorway links in to the M56 which in turn feeds in to the M6 and M60 around Manchester. Liverpool John Lennon Airport can be reached within 20 minutes and Manchester International Airport in 40 minutes.

The site is only three miles from the busy Birkenhead docks.

DESCRIPTION

The property has been constructed to a high specification and comprises a detached industrial/warehouse unit of steel portal frame construction clad with insulated profile metal sheet cladding to the elevations and roof.

The accommodation is set out over ground and first floor, with a warehouse and offices on the ground floor and offices and meeting rooms on the first floor.

The warehouse area benefits from high bay lighting and is serviced via 3 No. electrically operated loading doors. The warehouse has a minimum eaves height of approximately 7m.

The property benefits from a macadam carpark area to the front and large concrete yard to the right side, secured with fencing.

FEATURES

The specification includes:

- High quality brick and metal clad elevations incorporating non-combustible insulation to current insurance standards.
- Modern fitted offices which include full carpeting, category 2 lighting and gas central heating.
- Ample male, female and mobility impaired toilet facilities.
- Dedicated car parking.
- Low maintenance landscaping.
- All mains services and drainage connected.
- Eaves height 7 metres to underside of portal haunch.
- Large, secure, service yard.
- Large, powered slide-over loading doors.

ACCOMMODATION

Ground Floor	14,978 sq.ft.	(1,391.5 sq.m.)
First Floor	2,387 sq.ft.	(221.8 sq.m.)
TOTAL	17,365 sq.ft.	(1,613.3 sq.m.)

RENT

Available upon request.

LEASE TERMS

The property is available to let for a term of years to be agreed.

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BUSINESS RATES

The rateable value is £80,500

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

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 of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
 E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details prepared November 2025

