

1 HAWKSHEAD ROAD
BROMBOROUGH
CH62 3RJ



TO LET

HIGH QUALITY DETACHED OFFICE UNIT
INCORPORATING WAREHOUSE ACCOMMODATION
TOTAL 6,683 SQ.FT. (620 SQ.M)

Benefitting from:-

- * Extensive on site car parking
- * Prominent position
- * Full height warehousing
- * High specification offices

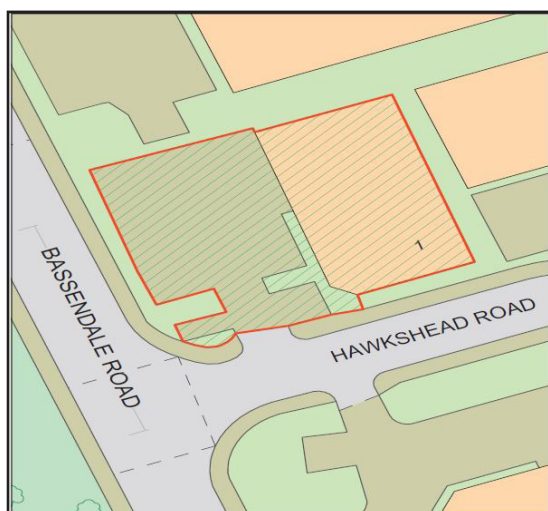
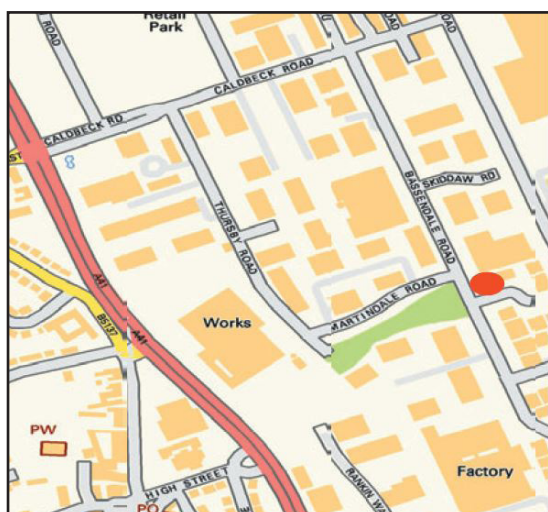
CONTACT HITCHCOCKWRIGHT

0151 227 3400

Castle Chambers 43 Castle Street Liverpool L2 9SH

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

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LOCATION

Externally, the unit occupies a prominent position on the corner of Hawkshead Road and Bassendale Road, within the well established Wirral International Business Park.

DESCRIPTION

The property comprises a detached office/laboratory/warehouse unit of steel portal frame construction with profile cladding to the external elevations. Internally, the accommodation comprises a mixture of office and laboratory accommodation together with storerooms and an element of double height warehousing accessed via an electrical loading door with 4 metre clearance. The warehouse element offers an eaves height of 5.8 metres and also incorporates further storage at mezzanine floor level. The office accommodation benefits from suspended ceiling, Category II lighting, perimeter trunking and is decorated and carpeted throughout. In addition there are ladies, gents and kitchen facilities at ground floor level with a further kitchen and communal toilets at 1st floor level. The property also benefits from 16 car parking space.

ACCOMMODATION

Ground	Offices	1,878 sq ft
	Stores	418 sq ft
	Warehouse	1,415 sq ft
Mezzanine	Storage	652 sq ft
1st Floor	Offices	2,320 sq ft
Total:		6,683 sq ft

RENTAL

Available upon request.

TERMS

The unit will be offered on a full repairing and insuring basis.

VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rate.

EPC

Energy Rating: C

RATEABLE VALUE

£25,000.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of 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.

ESTATE SERVICE CHARGE

The incoming tenant will be responsible for a fair proportion of the costs incurred by the landlord for the ongoing maintenance of the Estate.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop Hitchcock Wright & Partners. Tel. No. (0151) 227 3400 E-mail: nickharrop@hwandp.co.uk

Subject to contract. Details Dated February 2022