

# UNIT 6

WEST FLOAT INDUSTRIAL ESTATE  
WALLASEY, CH41 1FL



## TO LET

A MODERN WAREHOUSE WITH QUALITY OFFICES  
803 sqm (8,648 sq ft)

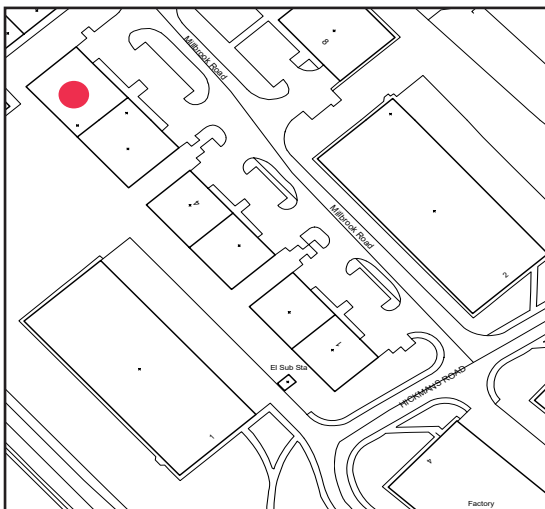
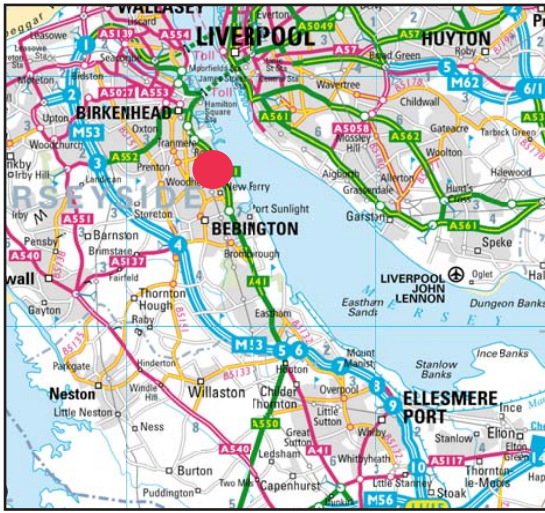
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**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners  
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## LOCATION

The West Float Industrial Estate is situated on Dock Road, Wallasey, approximately 2 miles to the North West of Birkenhead Town Centre. The Estate is well placed to serve the maritime industry centred around the docks and also benefits from its proximity to Junction 1 of the M53 which lies approximately 1.5 miles to the north west.

## DESCRIPTION

The property comprises a modern manufacturing/warehouse unit of steel portal frame construction with insulated profiled steel sheet cladding. Servicing is provided by way of a sectional up and over door providing access to the warehouse, which benefits from:

- 5.3 Eaves.
- Gas Blower Heater.
- Sodium Energy Efficient Lighting.
- 3 Phase Electricity.
- Toilet Facilities.

Parking is provided to the front of the unit.

## ACCOMMODATION

Ground	466 sq m	5,020 sq ft
Mezzanine offices and Stores	337 sq m	3,628 sq ft
<b>Total</b>	<b>803 sq m</b>	<b>8,648 sq ft</b>

## TENURE

The property is available on a new FRI lease for a term to be agreed.

## RENT

Available upon request

## 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.

## BUSINESS RATES

The current assessment is £21,790.

## EPC

Available shortly.

## SERVICE CHARGE

A service charge is levied for the up keep and maintenance of the common parts of the estate.

## VAT

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

## VIEWING & FURTHER INFORMATION

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

Tel. No. (0151) 227 3400

E-mail: [nickharrop@hwapdp.co.uk](mailto:nickharrop@hwapdp.co.uk)

Subject to contract. Details Dated February 2022

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.