

SUBJECT TO VACANT POSSESSION

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M **Multipark** OLD HALL

TO LET Industrial/Warehouse Unit
3,455 sq.ft (321 sq.m)

Unit 6 Grisedale Road, Old Hall Industrial Estate, Bromborough, Wirral CH62 3QD

• Popular industrial location • 2 miles to Junction 5 M53 • Electric roller shutter door access

M **M[®]Core**
LCP UK

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lcpgroup.co.uk



Unit 6 Grisedale Road Old Hall Industrial Estate, Bromborough, Wirral CH62 3QD

Areas (Approx. Gross Internal)

Total	3,455 sq.ft	(321 sq.m)
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Description:

- Portal frame construction, with brick and block elevations, profile sheet clad in part.
- Forecourt parking
- Electric roller shutter doors protecting doors and windows
- Male and female toilet amenities
- 3 phase mains electric and gas supplies

Rent POA

Business Rates

Rateable Value £16,750
Wirral Council

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. E class use permitted.

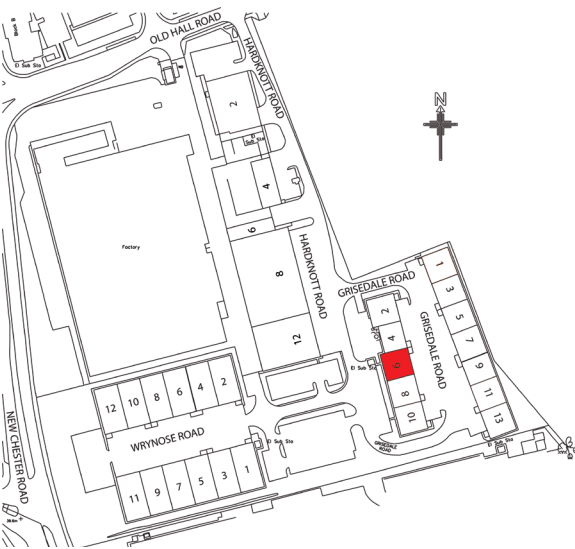
Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - CH62 3QD

The established Old Hall Industrial Estate is situated in Bromborough on the Wirral, Merseyside and fronts directly onto Grisedale Road. Accessed from Hardknot Road, which leads off the nearby A41 which links with junction 5 of the M53, approximately 3 miles distant.



Indicative image

Viewing

Strictly via prior appointment with the appointed agents



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