



£30,000 PA
251 Cleveland Street
Birkenhead | Wirral | CH41 3SB

**PROPERTY
CENTRE**

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SALES ■ LETTINGS ■ COMMERCIAL ■ LAND

DESCRIPTION

A great opportunity to let a light industrial warehouse/production unit 6,500 sq ft, with various offices including storage, in an excellent location.

Location:



SUMMARY

The unit is of post war steel frame and truss construction with brick elevations beneath pitched asbestos roofs and external cladding.

The site is serviced by a 6 metre electric roller shutter door and the unit has an eaves height of 7 metres and includes a gantry crane (not seen working).

COMPRISING: 3 phase electrics, fire system, led lighting, W.C., and various offices including storage.

There is an additional pedestrian access to the unit off Charles St via an existing roller shutter and secure steel door.

LOCATION The unit is located within an established location for industrial and storage uses, lying approximately 0.5 mile north of Birkenhead town centre, and both Mersey Tunnels are within 2/3 mile. Cleveland Street (A5030) provides access to the M53 motorway (approximately 1.5 mile away) and the site is located within close proximity of Peel Ports.

RENT: We are currently seeking £30,000 per annum.

TENURE: The unit is offered on a new effectively full repairing and insuring lease, for a term of years to be agreed.

The unit is available immediately and we strongly recommend an early inspection.

