



**£40,000 pa exclusive**  
2a Argyle Street South  
Birkenhead | Wirral | CH41 9BX

PROPERTY  
CENTRE

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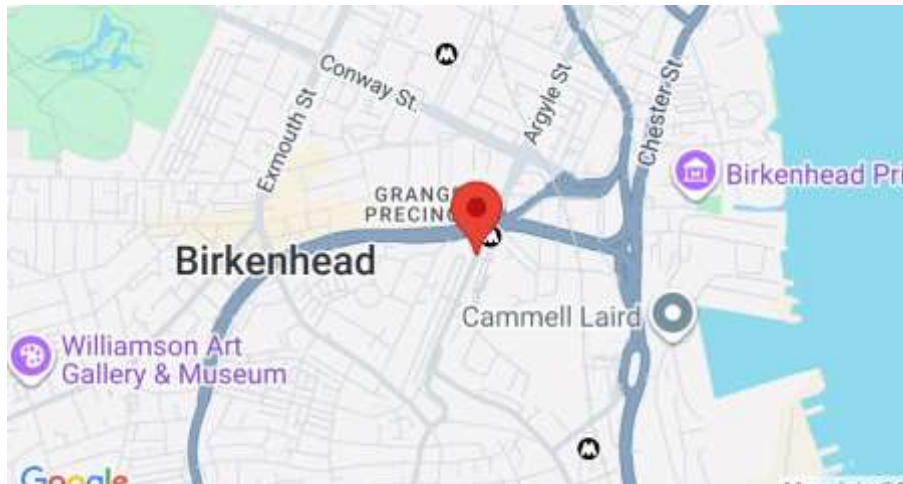
## DESCRIPTION

**\*AVAILABLE NOW\***

A fantastic opportunity to lease this large detached single storey warehouse, 5,000 sq ft, in Birkenhead town centre.

This secure compound is nicely finished and offers ample parking, 3 phase power supply, electrically operated roller shutters, generous warehouse, offices, kitchen and toilet.

Location:



## SUMMARY

### LOCATION:

Enjoying a great location opposite Birkenhead Central Station, with the Queensway tunnel just a few minutes drive providing direct access to Liverpool, which is 2 miles away. The M53 motorway is a short drive away.

The property is situated close to the A41 New Cheser Road, and the A552 Borough Road. This unit is a prime site for any potential occupier, and early viewing comes highly recommended.

RENT: We are currently seeking £40,000 p/a exclusive

TENURE: Offered by way of FRI lease on a 5 year term. 3 month's deposit and 3 month's up front.

EPC: Rated C

Building Insurance: TBC



