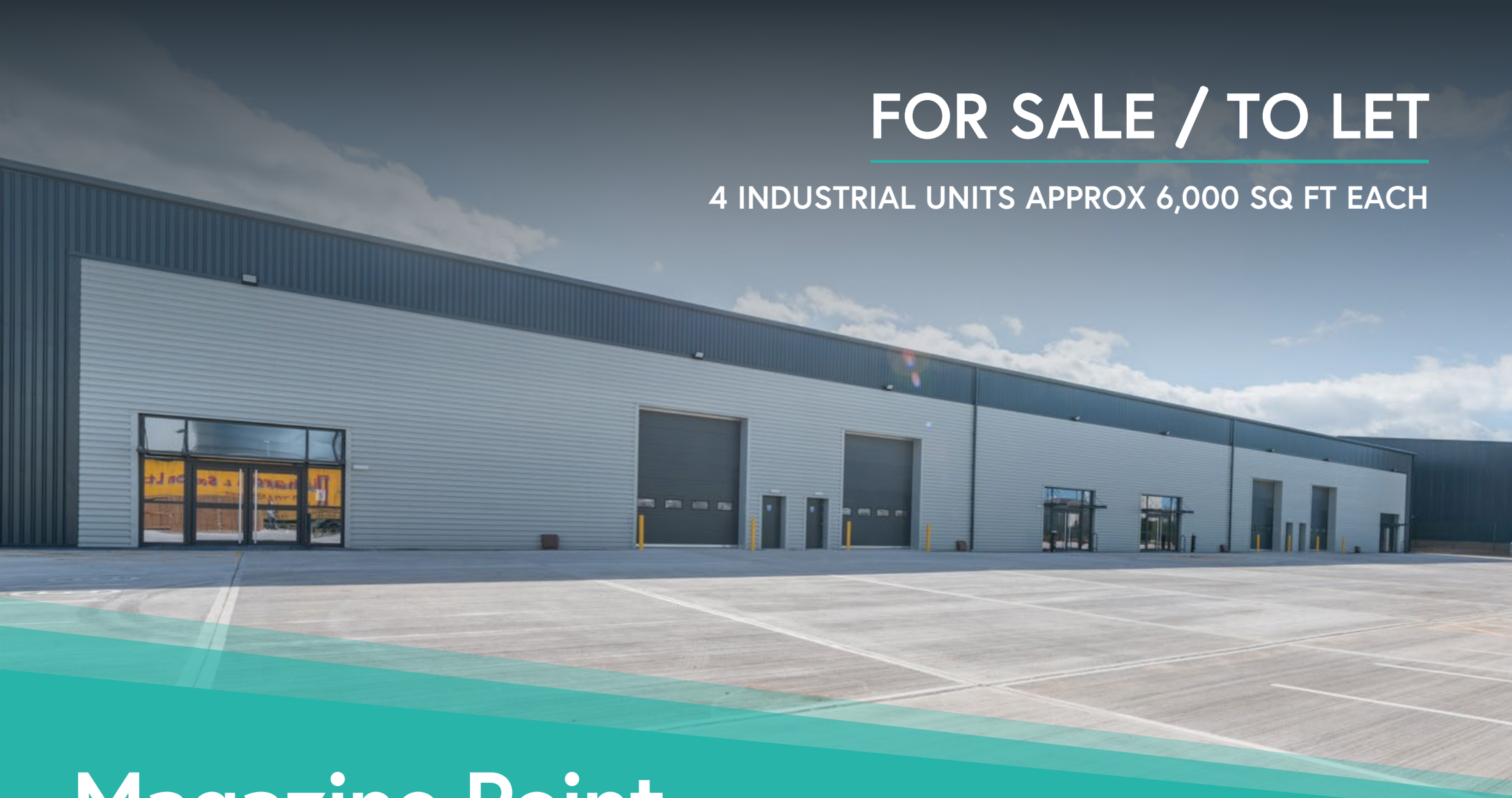


FOR SALE / TO LET

4 INDUSTRIAL UNITS APPROX 6,000 SQ FT EACH

Magazine Point

RIVERBANK ROAD, BROMBOROUGH, WIRRAL, CH62 3JP

>



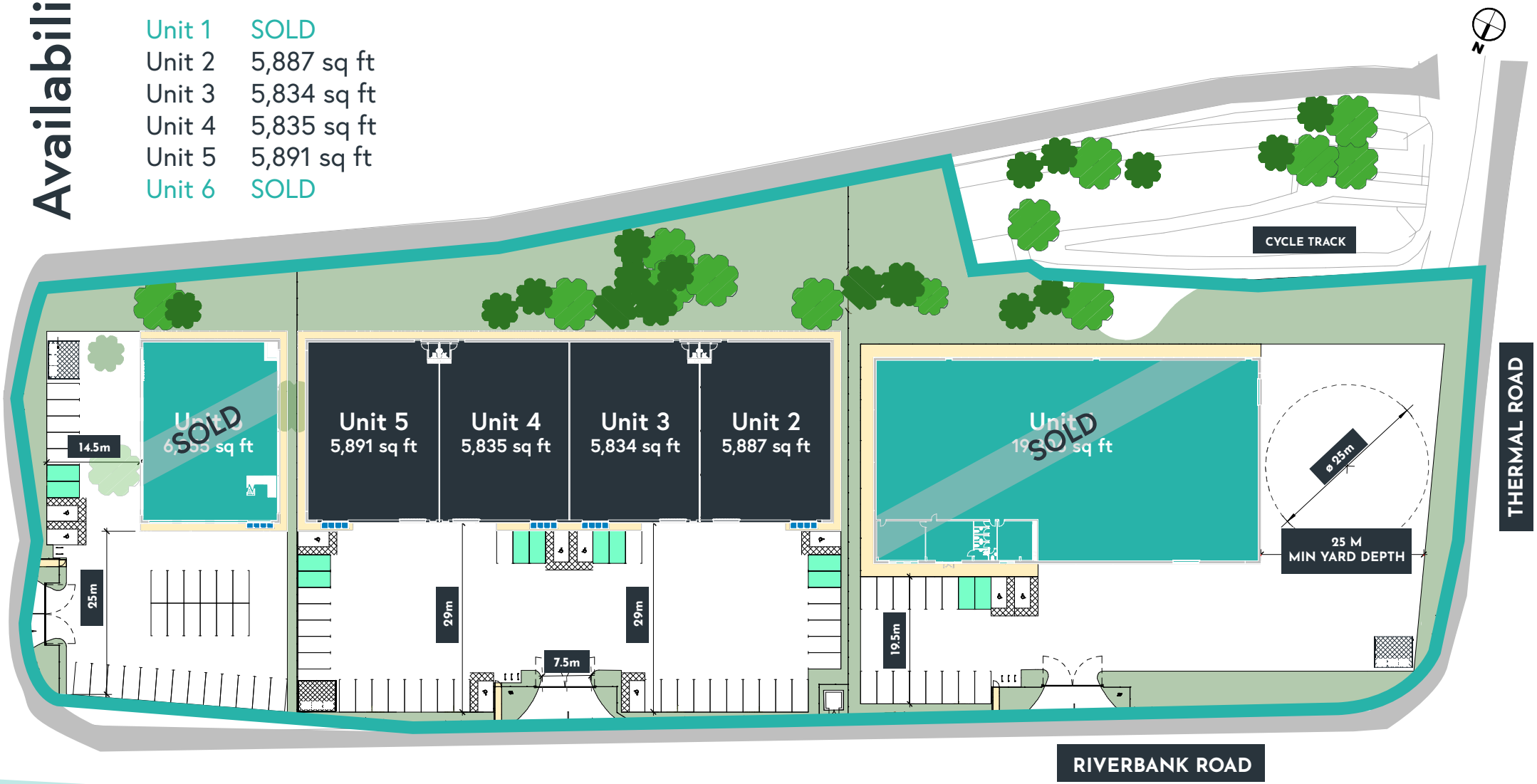
Specification

- 7.5m clear internal height
- Automatic powered loading doors
- 10% roof light coverage
- WC and Kitchenette provision
- Glazed feature entrance
- EPC A-rating
- Electric Vehicle charging points
- Service yard to accommodate HGV's
- 3-phase power supply
- Gas connection
- B1, B2, B8 Planning use

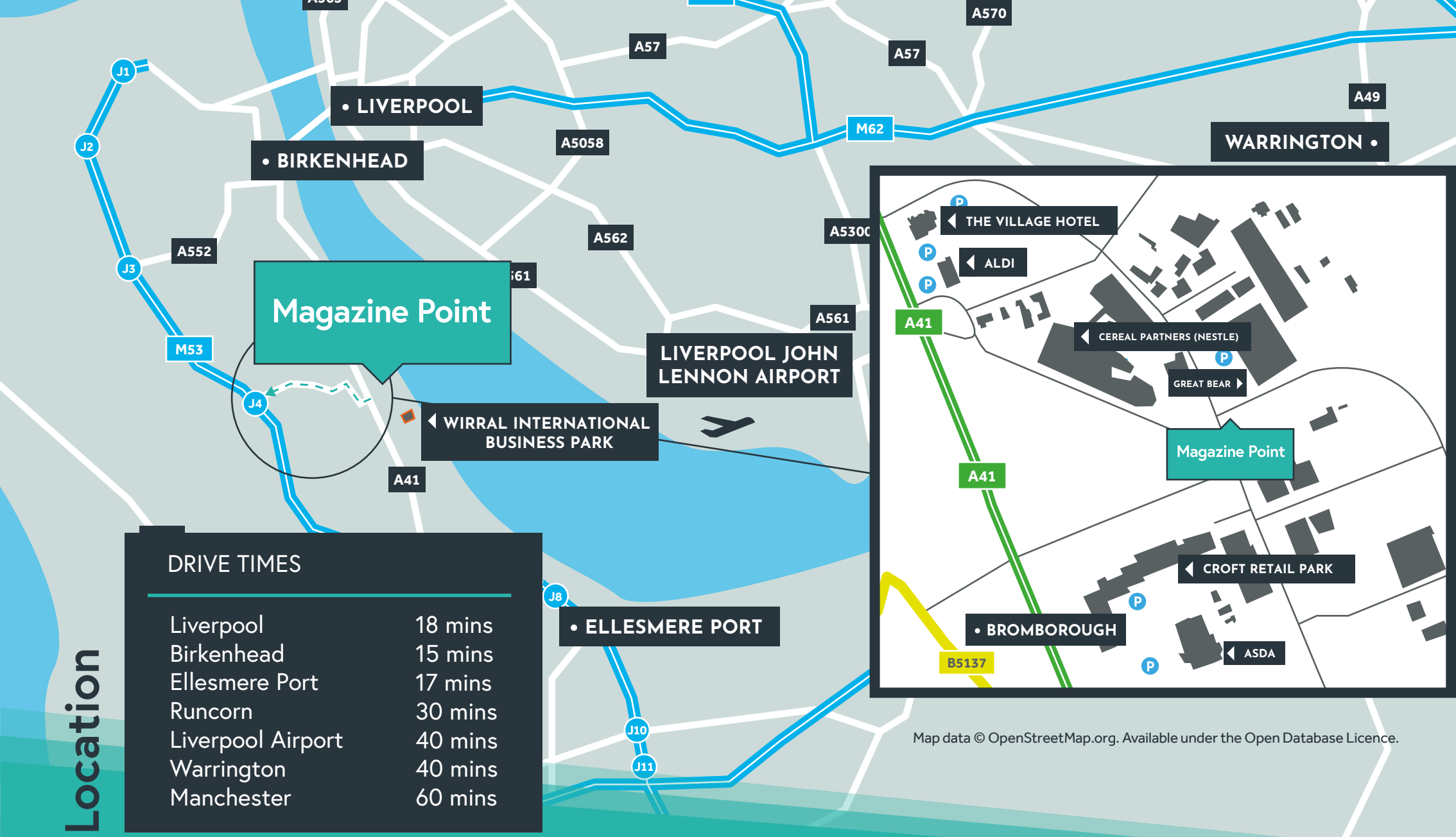
Availability

Units available to Let

Unit 1	SOLD
Unit 2	5,887 sq ft
Unit 3	5,834 sq ft
Unit 4	5,835 sq ft
Unit 5	5,891 sq ft
Unit 6	SOLD



Location



DRIVE TIMES

Liverpool	18 mins
Birkenhead	15 mins
Ellesmere Port	17 mins
Runcorn	30 mins
Liverpool Airport	40 mins
Warrington	40 mins
Manchester	60 mins

Map data © OpenStreetMap.org. Available under the Open Database Licence.



Contact

For more information get in touch with the agent.

B8
0151 675 5000
www.b8re.com

Alex Perratt
07951 277 612
alex@b8re.com

Bolton Birch
www.boltonbirch.com
01244 311 681

Jonty Goodchild
07968160277
jonty@boltonbirch.com

LIVERPOOL CITY REGION COMBINED AUTHORITY
METRO MAYOR LIVERPOOL CITY REGION
NORTHERN POWERHOUSE
Liverpool City Region Local Enterprise Partnership

STRATEGIC INVESTMENT FUND

CODE FOR LEASING BUSINESS PREMISES.

Please be aware of the RICS Code for Leasing Business Premises which is found **here.** We recommend you obtain professional advice if you are not represented.

A development by redsun projects

The Agents for themselves and for the Seller/Lessor of this property give notice that: 1. These particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor. 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact. 4. Any intending Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Seller/Landlord does not make or give and neither the Agent(s) nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. September 2020.
Bella Design & Marketing www.belladesign.co.uk