

# flow 118

Bromborough

Commercial Road,
Bromborough,
Wirral CH62 3NL

## Available Q4 2026

# TO LET

## Self-Contained Industrial / Warehouse Facility

**118,679 sq ft**
(11,025.63 sq m)

plus covered loading canopy of
12,002 sq ft (1,115.03 sq m)

- 10 dock level loading doors
- Large self contained c. 100m deep yard
- Separate two storey office/amenity block
- 11.61 metre eaves
- 1.4MVA power supply
- Sprinkler infrastructure

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- 10 dock loading doors
- Large self-contained yard circa 2 acres
- Separate two storey office/ amenity block
- 11.61m eaves height
- 1.4MVA power supply
- Sprinkler infrastructure




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# Location

The premises are located on Commercial Road, off Stadium Road, on the Wirral International Business Park. The business park sits between the River Mersey and the A41 New Chester Road, a main road providing access to the M53 which connects to the M56 motorway, which in turn links to the M6 and the national motorway network.

## Drive Times

**Queensway Tunnel to Liverpool**
7 miles / 20 mins

**M53 Junction 5**
3 miles / 7 mins

**Chester**
18 miles / 22 mins

**Manchester**
43 miles / 50 mins

**Birmingham**
100 miles / 100 mins

**Liverpool John Lennon Airport**
15 miles / 40 mins

**Manchester Airport**
37 miles / 40 mins










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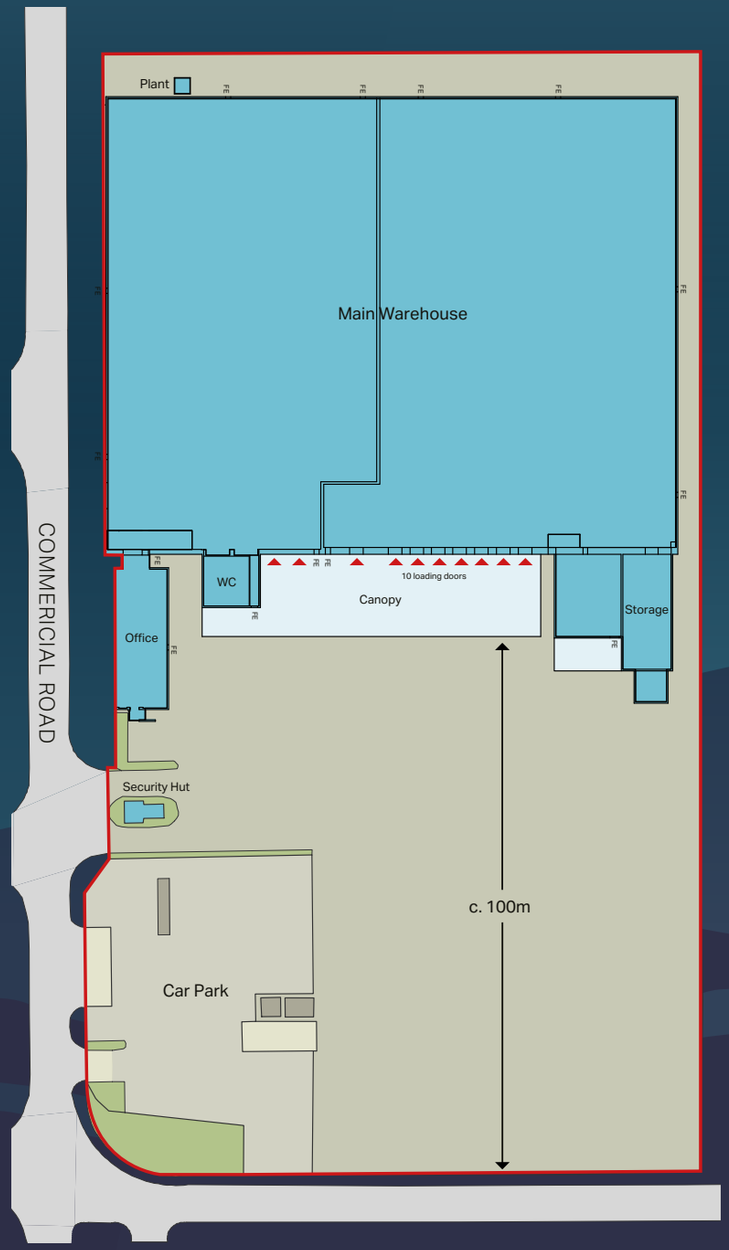



# Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and set out the gross internal areas below;

| | Sq Ft | Sq M |
|---|---|---|
| **Ground Floor** | | |
| Warehouse | 110,221 | 10,239.88 |
| Amenity | 1,142 | 106.06 |
| Office | 3,108 | 288.74 |
| Security Hut | 223 | 20.70 |
| **First Floor** | | |
| Office | 3,045 | 282.89 |
| Plant | 940 | 87.36 |
| **Total** | **118,679** | **11,025.63** |

Plus covered loading canopy of 12,002 sq ft (1,115.03 sq m)




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# Specification

The property comprises a high bay, self-contained, industrial/warehouse facility.
The general specification includes;

- Steel portal frame construction
- 11.61m eaves height
- Insulated clad roof and elevations
- 10 dock loading doors
- Loading canopy
- 100m deep service yard
- Separate two storey office/ amenity block
- Security hut entry point
- Sprinkler infrastructure
- 1.4MVA power supply
- 50KN floor loading
- Available Q4 2026



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# Further Information

## Terms

The unit is available on a new FRI lease on terms to be agreed.

## Legal Costs

Each party to bear their own costs incurred in the transaction.

## Energy Performance Certificate (EPC)

The Property has an EPC rating of B (46)

## VAT

All figures quoted will be subject to VAT where applicable.

## Anti Money Laundering

Proposed occupiers agree to provide evidence of their identity, management or ownership structure, as well as recent proof of address, photographic ID and in the case of purchasers, source of funding.'

## Freeport Status

Liverpool City Region Freeport

Flow 118 is located within the Liverpool City Region freeport zone. Prospective tenants will have the ability to apply for customs status which provides customs benefits including import duty and VAT suspension.

Further information is available **here.**




## Viewings

Strictly via appointment with the agent.

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