MAGAZINE POINT
RIVERBANK ROAD
BROMBOROUGH
CH62 3JP

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TO LET

5,834-11,669 SQ FT - MODERN TERRACED INDUSTRIAL UNITS

LOCATION

Magazine Point is located within Wirral International Business Park, Bromborough. Situated just off the A41 and less than 3 miles from Junction 5 of the M53 and circa 4 miles south of Birkenhead.

Wirral International Business Park is the main commercial centre servicing the local area and home to many established businesses Great Bear Distribution, Unilever, The Meyer Group Limited, Great Bear, Timpson, Biffa Waste Services and Oh Polly amongst others.

The successful Croft Retail and Leisure Park is situated just a short distance from the property, providing over half-a-million square feet of accommodation, with occupiers including Curry's, M&S and Halfords.

DESCRIPTION

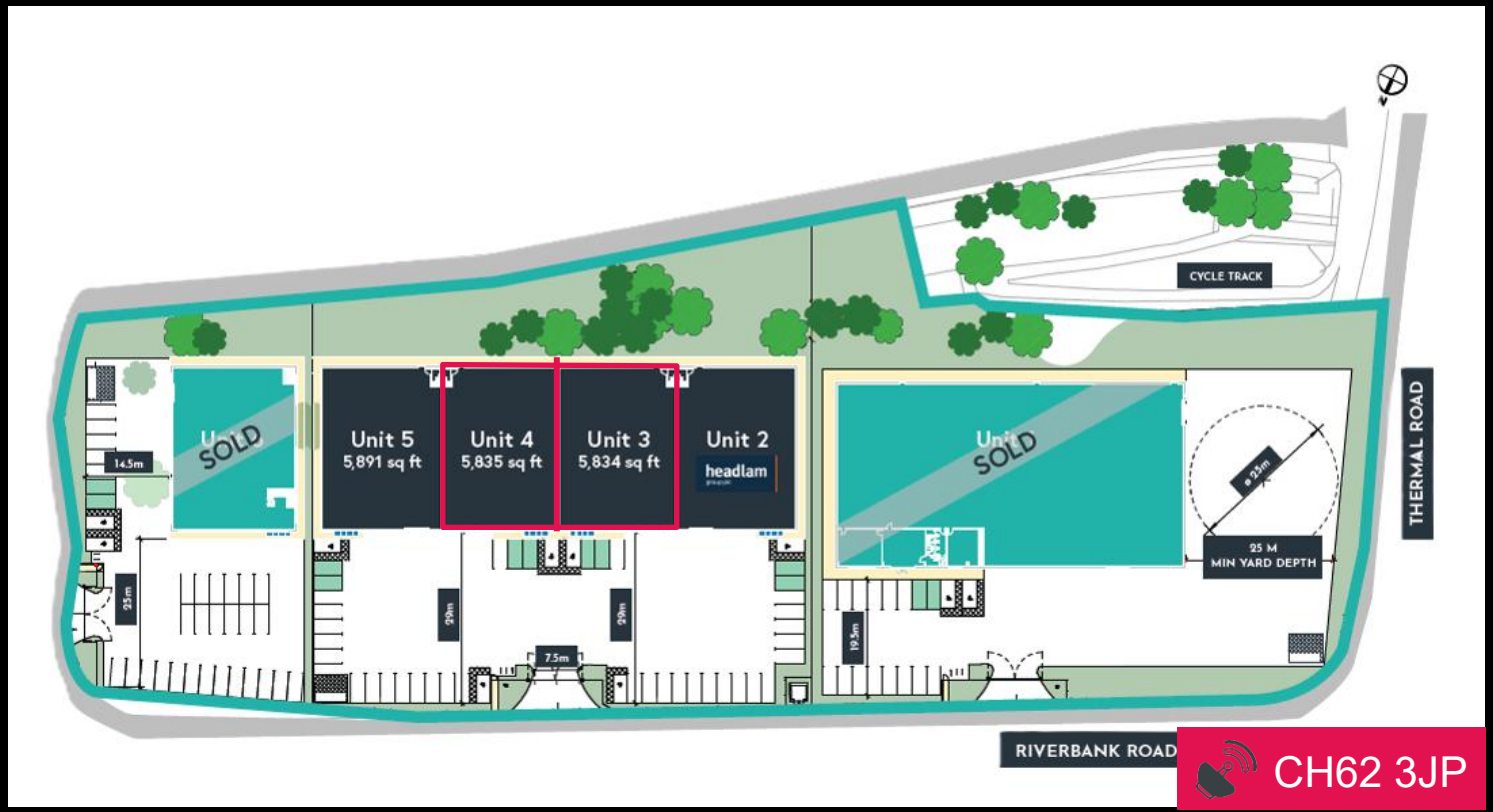
Detached, modern self-contained unit which benefits from the following specification:-

- Steel portal frame construction
- Profile metal clad elevations
- 1no. level loading doors to each unit
- WC/Amenity provision
- 7.5m eaves height (To underside of haunch)
- 3 phase electricity
- Secure shared yard area
- EPC A

ACCOMMODATION

We have measured the property in accordance with RICS Property Measurement 2nd Edition and calculate the property to extend to the following Gross Internal Area as defined by The Code of Measuring Practice 6th Edition:-

DESCRIPTION	SQ M	SQ FT
UNIT 3	541.99	5,834
UNIT 4	542.08	5,835
TOTAL	**1,084.08**	**11,669**



TERMS

Assignment / Subletting of existing lease or New Full Repairing and Insuring lease

TENURE

Leasehold

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money **Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors.**
This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

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