

Industrial

UNIT 32 | JUNCTION ONE BUSINESS PARK

Valley Road, Birkenhead, CH41 7ED

UNIT 32 | 5,996 SQ FT

Industrial Unit with Office

This versatile unit is ideal for a variety of uses including light industrial, manufacturing, retail warehouse or trade counter operations.

The estate offers excellent security features with secure palisade fencing around the perimeter, a controlled barrier entry and exit system, a staffed gatehouse, full CCTV coverage and 24-hour security.

The property is conveniently located near key amenities, including Junction 1 Retail Park with tenants such as B&Q, Halfords and Bensons for Beds, plus a Tesco superstore situated immediately behind the site.



Lease Type

New

✔ Unit Summary

- 3 Phase Power
- CCTV
- Premier Industrial Location
- 24 Hour Access
- Car Parking
- WC Facilities

View Floor Plans

£ Occupational Costs

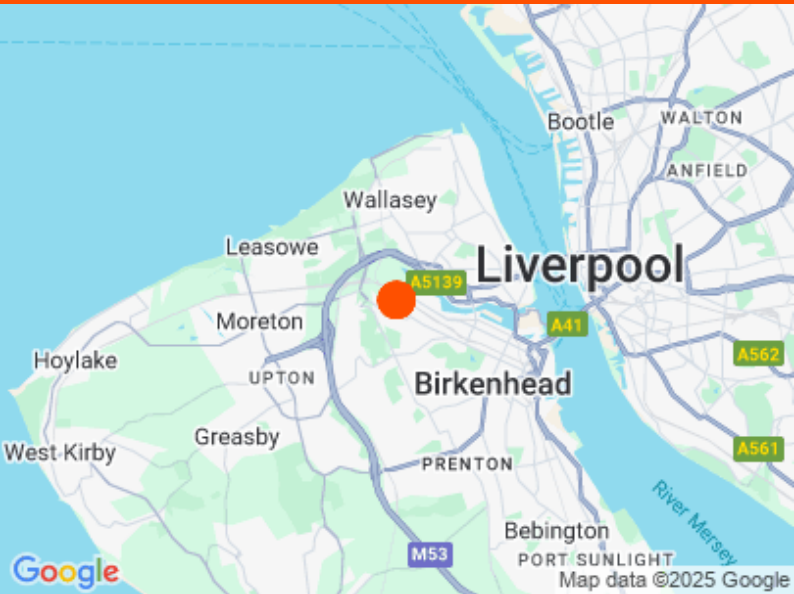
	Per Annum	Per Sq Ft
Rent	£41,500.00	£6.92
Rates	£14,500.00	£2.42
Maintenance Charge	£8,300.00	£1.38
Insurance	£1,199.20	£0.20
Total Cost	£65,499.20	£10.92

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Junction One Business Park is situated close to Birkenhead on The Wirral. Birkenhead is the predominant commercial centre on the Wirral peninsula. It is strategically located approximately 6 miles south west of Liverpool, 34 miles west of Manchester, 94 miles north west of Birmingham and 196 miles north west of London.



Road
M53: 1 mile



Airport
Liverpool John Lennon: 15 miles



Rail
Liverpool Lime Street: 6 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (49)



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Key Contact



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For more info please visit: unit.info/UIP0101382

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