

**6 SOVEREIGN WAY
MARITIME BUSINESS PARK
WALLASEY, CH41 1DL**

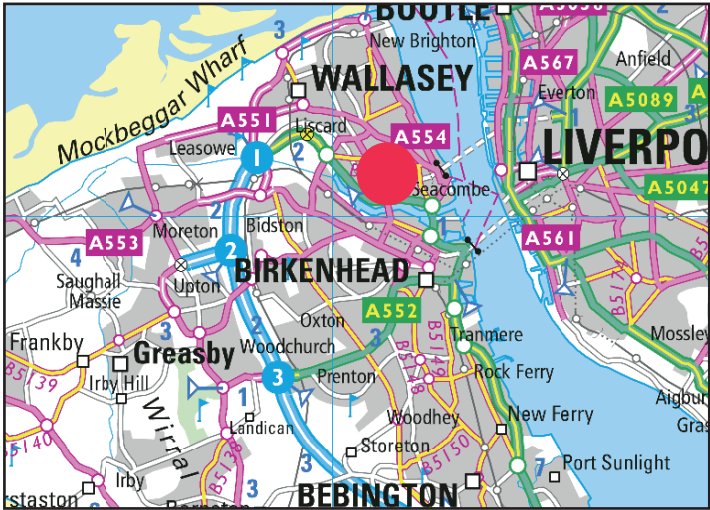


TO LET

**MODERN DETACHED INDUSTRIAL /
TRADE COUNTER PROPERTY.**

5,804 SQUARE FEET (539 SQUARE METRES)

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk



LOCATION

The unit is located in a popular, well established commercial location in Wallasey and is an excellent base for trade counter/workshop/warehouse businesses. The site benefits from excellent transport links, being within 1mile of the M53 motorway and ½ mile of the Queensway Tunnel, providing access to Liverpool and beyond. The estate is well placed to serve the maritime industry centred around the docks, with Twelve Quays Ferry Terminal just 1.4 miles away. Birkenhead Town Centre is approximately 2 miles to the south.

DESCRIPTION

The property comprises a prominent single storey detached warehouse/light industrial unit of steel portal frame construction, clad with brick and blockwork and insulated steel sheet cladding. A ground floor office/ reception area is situated to the front elevation with W.C. and kitchen facilities. A mezzanine floor has been installed above the offices, accessed by a staircase to the rear of the unit. The offices have gas central heating and the warehouse a warm air space heater. The property benefits from a three-phase power supply. The property is alarmed and fitted with security shutters.

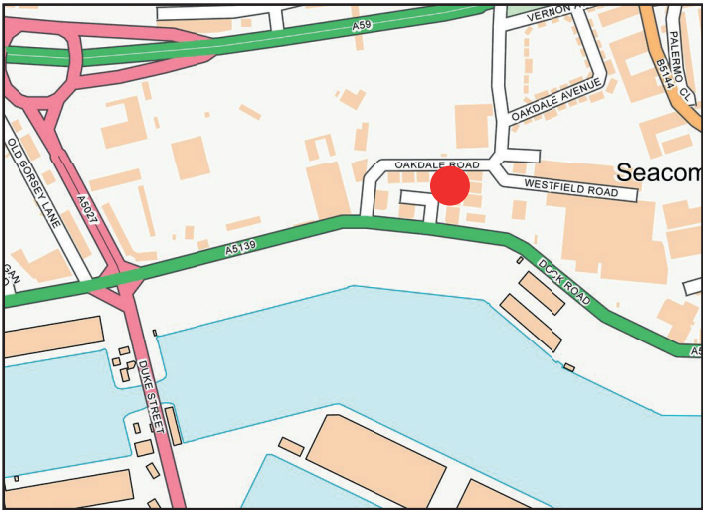
The warehouse has a minimum eaves height of 18 feet (5.5 metres) and servicing is provided by an up and over loading door. There is a yard and ample designated car parking to the front.

TENURE

The property is available on a new FRI lease for a term to be agreed.

RENT

£27,500 per annum exclusive.



FLOOR AREA

Measured in accordance with the RICS Code of Measuring Practice, the property extends to a gross internal area of approximately:

Warehouse and offices	468.7 m²	5,045 ft²
Mezzanine	70.5 m²	759 ft²

The property benefits from 12 car parking spaces.

BUSINESS RATES

Rateable Value 2018/2019: £23,750

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common parts of the estate.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

Unless otherwise stated, all terms will be subject to VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact:

Nick Harrop, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: nickharrop@hwandp.co.uk

Subject to Contract

Details Prepared February 2019

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.