

PROPERTY CONSULTANTS

Industrial

7 Vanguard Way, Maritime Technology Park Birkenhead CH41 9HX



Description

The property comprises a modern industrial unit extending to 2508 sq.m. (2,277 sq.ft.) with an office and mezzanine floor, benefiting from roller shutters and a large car park.

Location

The property is located a short distance from the A41 New Chester Road on the Marine Technology Park which consists of industrial and office premises and is a short distance from Cammell Laird Shipbuilders.

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Rental Price

£15,000 per annum

Accommodation

Industrial	159.4m ²	1715ft ²
Office	37.4m²	402ft ²
Mezzanine	61.26m ²	660ft ²

Legal Costs

Each party to be responsible for their own legal costs

VAT Statement

All prices and rents quoted are exclusive of VAT

Tenure

The property is offered by way of a new full repairing and insuring lease, the length of which is negotiable.

Rating Assessment

Rateable Value	£12,250 from April 2023

Strictly by appointment with Agent. Contact



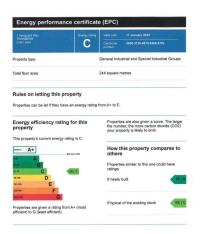
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Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

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