

THE QUAD

POOL LANE, BROMBOROUGH, WIRRAL, **CH62 4UE**

 RACKED -
7,400 PALLET SPACES

 9.5M
TO EAVES

 2 DOCKS / 3 LEVEL
LOADING DOORS

TO LET 74,388 SQ FT (6,910 SQ M)
ON A 3.71 ACRE SITE





GREAT BEAR



CROFT RETAIL PARK

A41

THE SITE IS LOCATED WITHIN THE **WELL ESTABLISHED** WIRRAL INTERNATIONAL BUSINESS PARK, WITH IMMEDIATE ACCESS TO A41 (NEW CHESTER ROAD)

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THE SITUATION

The Quadrant is located in the heart of the Wirral with easy access to Liverpool via the Queensway Tunnel and is close to the M53 & M56 motorways and the wider region. The site is located within the well established Wirral International Business Park and houses a number of companies such as Tulip Foods, Meyer Prestige, Nestle, Great Bear, Candy, Bakemark UK, Thermal Ceramics.



WHY BROMBOROUGH?

Wirral's key Inward Investment location



Excellent transport links



Key business hub attracting investment from commercial, light industrial and distribution sectors

Close proximity to the Twelve Quays Ro-Ro ferry terminal and the Port of Liverpool Docks at Wallasey and Birkenhead



Site adjacent to Mersey Wharf Docks



Large available workforce of nearly 200,000 working age residents on the Wirral

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THE LOCATION

Located in Bromborough within easy access of Liverpool 6 miles to the North and Junction 5 of the M53 motorway to the South.

The site is located within the well established Wirral International Business Park, and is accessed directly off Pool Lane, close to the busy Docks of Birkenhead and Wallasey. Pool Lane is directly off the A41 which allows direct access to Junction 5 of the M53 motorway, providing access to the M56 motorway and the national motorway network. The A41 also provides direct links into Liverpool via the Queensway Tunnel.

The site is located within close proximity to the expansive Wirral Waters project which will further enhance and develop the local area with the creation of a new Enterprise Zone.



DIRECT ACCESS TO JUNCTION 5 OF THE M53 MOTORWAY, WITH THE A41 ALSO PROVIDING DIRECT LINKS INTO LIVERPOOL VIA THE QUEENSWAY TUNNEL.



EXCELLENT ACCESS TO THE LOCAL MOTORWAY NETWORK



16 MILES TO LIVERPOOL JOHN LENNON AIRPORT



EASY ACCESS TO LIVERPOOL CITY CENTRE

THE QUAD

THE DESCRIPTION



STEEL FRAME CONSTRUCTION



PROFILE STEEL SHEET CLAD



FULLY RACKED - 7,400 PALLETS



THREE DRIVE IN DOORS



TWO DOCK LEVEL LOADING DOORS



LED LIGHTING



EAVES 9.5M (14.1M TO APEX)



SUBSTANTIAL CONCRETE YARDS



SEPARATE HGV PARKING



QUALITY 2 STOREY OFFICES

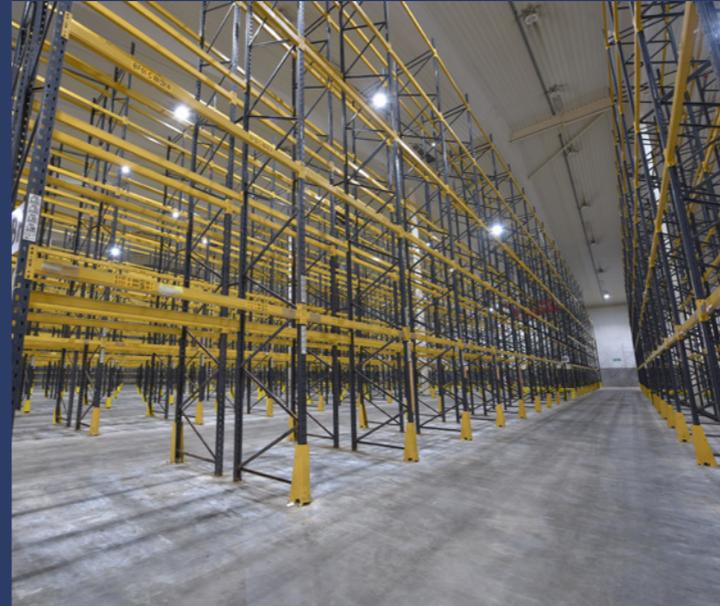


250 KVA POWER SUPPLY

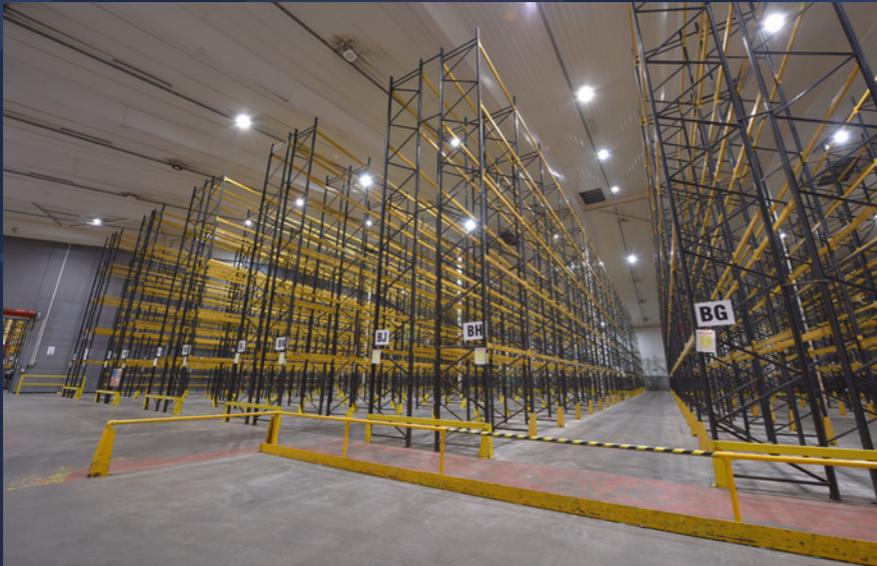


STAFF AMENITY FACILITIES

The secure 3.71 acre site is self-contained and enclosed by paladin fencing with two vehicular access points.



ACCOMMODATION & RACKING



	SQ FT	SQ M
Main Warehouse	67,804	6,299.25
Covered Dispatch	4,602	427.55
Offices	1,982	184.10
Total	74,388	6,910.9

On a site of 3.71 acres (1.5 hectares).

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FURTHER INFORMATION

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Alternatively consideration will be given to a sale of the property.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

CONTACT

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EPC

The building has an EPC rating of (B41).

ANTI-MONEY LAUNDERING

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

CODE FOR LEASE BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found **here**. We recommend you obtain professional advice if you are not represented.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. February 2026.
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