

**UNIT 6
LUMINA BUSINESS PARK
BROMBOROUGH
CH62 3PT**

B8
0161 375 6000
www.b8re.com

TO LET



MODERN SEMI-DETACHED INDUSTRIAL UNIT - 5,630 SQ FT (523.07 SQ M)

LOCATION

Bromborough is situated on the eastern side of the Wirral peninsula, approximately 5 miles from Birkenhead, 7 miles from Liverpool and 13 miles from Chester.

The subject property is situated on Lumina Business Park a modern industrial estate located just off Bassendale Road within the heart of Wirral International Business Park.

The property lies close to the A41, which provide a dual carriageway link to Junction 5 of the M53 (3 miles) to the south and Junction 4 of the M53 lies 2 miles to the West.

DESCRIPTION

Modern industrial warehouse accommodation constructed to the following basic specification.

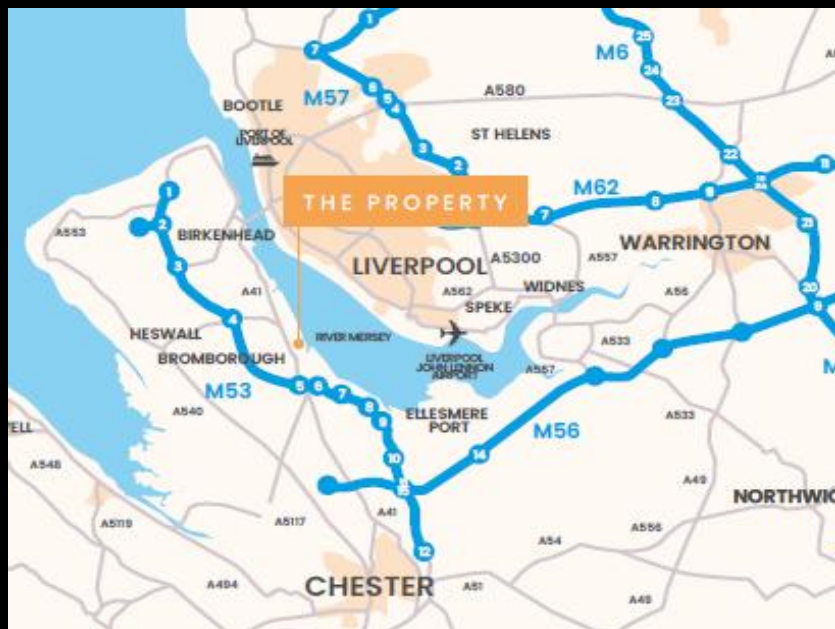
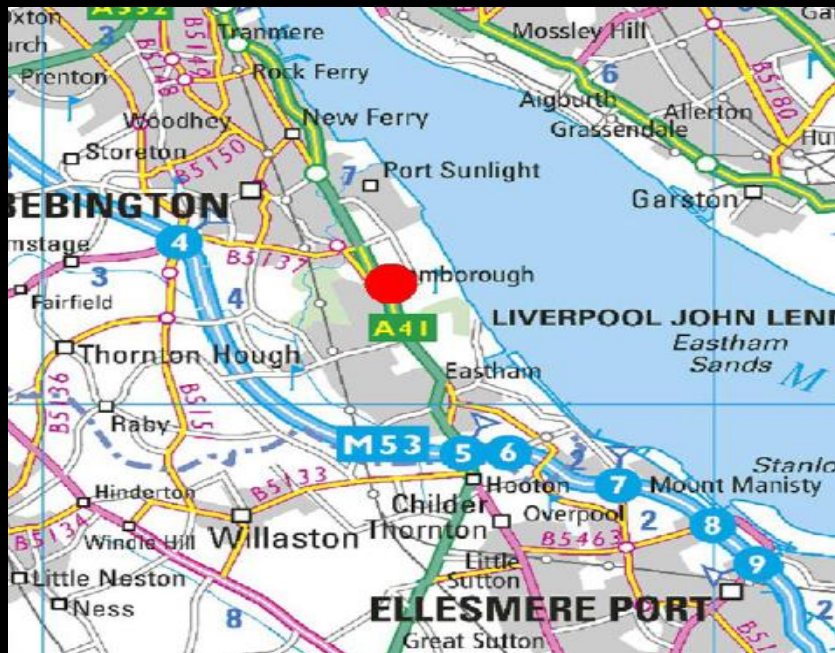
- Insulated profile metal clad elevations
- Two storey offices
- 6m eaves to underside of haunch
- 1 no. level access loading door
- 3 phase power
- Secure gated estate

ACCOMMODATION

The accommodation has been Measured in Accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate floor areas.

	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	3,405	316.33
GF Office	855	79.47
FF Office	855	79.47
Mezzanine Offices	515	47.8
TOTAL	5,630	523.07





TERMS

Available on a new Full Repairing and Insuring lease.
Terms to be agreed.
Price on application.

LEGAL COSTS

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

EPC

Available upon request.

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 / viewings please contact:

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