

# TO LET

## Birkenhead

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## New Build Commercial Units

**Duke Street /**

**Cleveland Street, Birkenhead, Merseyside CH41 8BS**

- Ready Autumn 2022
- Small lock-up units
- 3 units available
- New leases

**800 - 2 600 sq ft**

[tony.okeefe@lm6.co.uk](mailto:tony.okeefe@lm6.co.uk)

07900 134483



**0151 541 2445**

[www.lm6.co.uk](http://www.lm6.co.uk)

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## Duke Street / Cleveland Street, Birkenhead, Merseyside CH41 8BS



**Location** The premises are located on the corner of Duke Street and Cleveland St in the long established industrial area of North end Birkenhead. It is approximately 400m from the docks and 1/4 mile from Birkenhead Park railway station.

Access to the M53 motorway (approximately 1.5 miles away) and the Mersey Tunnel crossing leading to Liverpool is approximately 1/2 mile from the site. Some notable local occupiers included Interserve and City Electrical Factors.

The site is located within close proximity of Peel Ports Wirral Waters scheme which will have a beneficial effect on the area

### Description

New Build  
Small lock-up units x4  
Under construction  
steel frame on site & under construction.

nb latest photos taken 10 August 2022

**Energy Performance Certificate** An energy

### Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Unit 6	800	74.32
Unit 7	1,000	92.9
Unit 8	800	74.32
Unit 9	800	74.32
<b>Total</b>	<b>2,600</b>	<b>241.54</b>

### Terms

Units offered by way of new Fri lease:

Unit 6 - £ 12,000per annum  
Unit 7 - £ 15,000 per annum  
Unit 8 - £ 12,000 per annum

Unit 9 Under offer

### Rateable Value

The units have yet to be assessed by the VO although they should be below the tax threshold and 100% rate relief may apply. Interested parties are requested to contact the local authority.

### VAT

VAT will be payable at the prevailing rate.

### Legal Costs

Each party to responsible for their own costs in relation to any transaction.

### Further Information

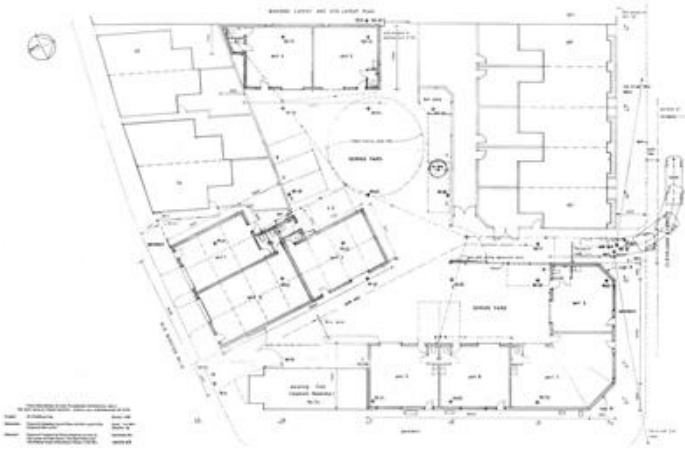
Please contact the sole agents, LM6:  
Anthony O'Keefe  
Mobile: 07900 134483  
Email: [tony.okeefe@lm6.co.uk](mailto:tony.okeefe@lm6.co.uk)

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