



# RIVERVIEW174

Bromborough, Wirral CH62 3RH

WIRRAL  
INTERNATIONAL  
BUSINESS PARK

FOR SALE / TO LET



SELF-CONTAINED INDUSTRIAL / WAREHOUSE FACILITY

15.5M EAVES

MIX OF DOCK LOADING AND LEVEL ACCESS LOADING DOORS

FULLY RACKED FACILITY

HIGH BAY DISTRIBUTION /  
WAREHOUSE FACILITY

**174,444 SQ FT**  
**(16,205.9 SQ M)**

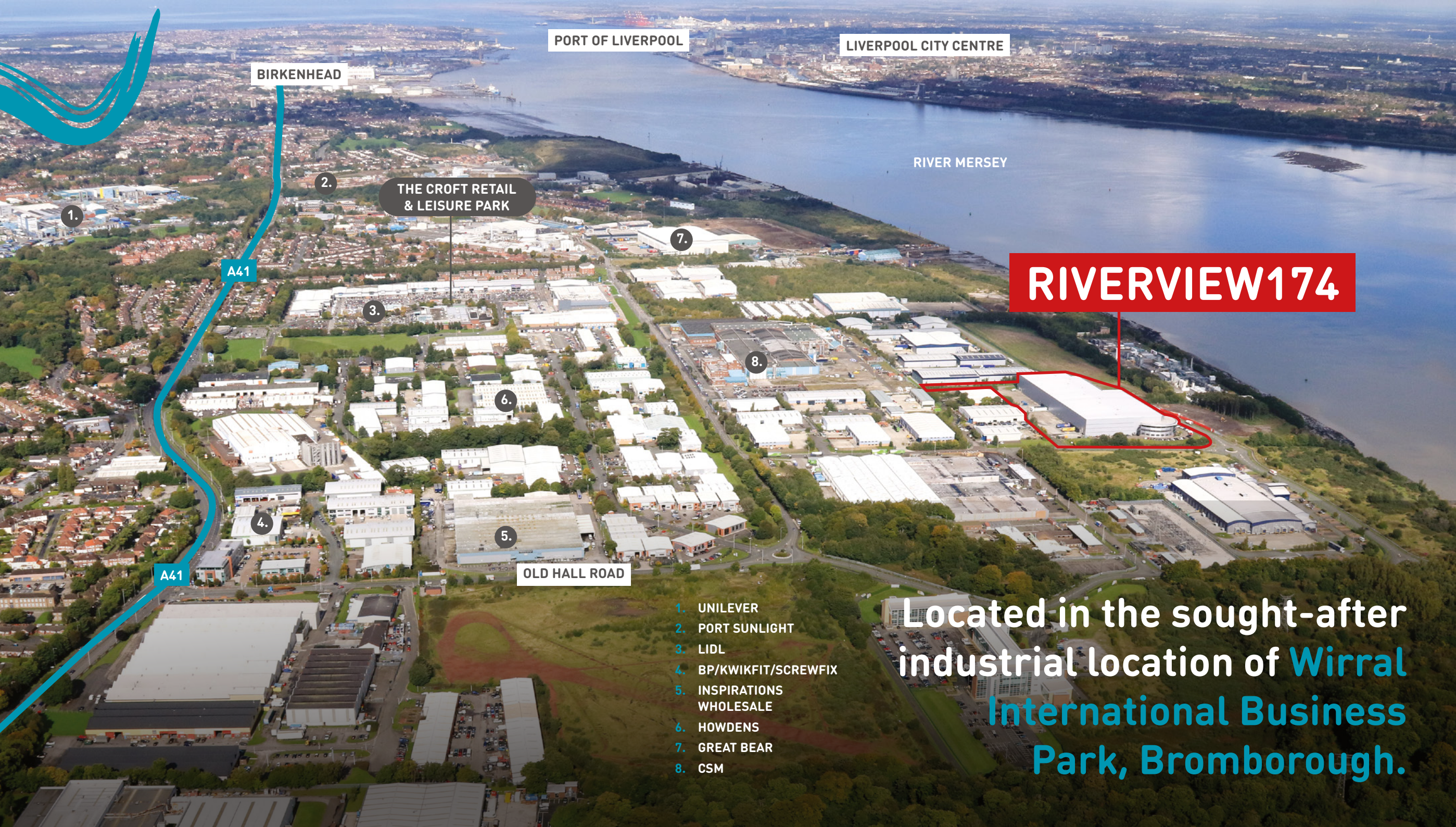
ON A SITE OF 9.22 ACRES (3.73 HA)





High bay distribution facility, with three storey  
offices, on a self-contained site





PORT OF LIVERPOOL

LIVERPOOL CITY CENTRE

BIRKENHEAD

RIVER MERSEY

THE CROFT RETAIL  
& LEISURE PARK

**RIVERVIEW174**

OLD HALL ROAD

- 1. UNILEVER
- 2. PORT SUNLIGHT
- 3. LIDL
- 4. BP/KWIKFIT/SCREWFIX
- 5. INSPIRATIONS WHOLESALE
- 6. HOWDENS
- 7. GREAT BEAR
- 8. CSM

Located in the sought-after industrial location of **Wirral International Business Park, Bromborough.**



THE PROPERTY IS LOCATED FRONTING RIVERVIEW ROAD  
OVERLOOKING THE RIVER MERSEY WITHIN THE POPULAR WIRRAL  
INTERNATIONAL BUSINESS PARK WHICH IS THE MAIN COMMERCIAL  
AREA FOR THE WIRRAL.

Wirral International Business Park is within easy reach of the A41 New Chester Road which provides access to Birkenhead town Centre and the Mersey Tunnels to the North, which link the premises with Liverpool City Centre and the rest of the Merseyside conurbation. To the South the A41 provides a further link to Junction 5 of the M53 motorway which is within 2 miles and provides subsequent access to the national motorway network. The A41 also provides easy access into Chester City Centre and surrounding conurbations to the South.

Wirral International Business Park is home to a number of high-profile occupiers including Great Bear, Nestle, Tulip Foods, Regal Wholesale, Sun Valley, Abbey Logistics, Oh Polly, Unilever, B&M Waste to name but a few.







VEHICULAR  
ACCESS

2 LEVEL ACCESS  
LOADING DOORS

6 DOCK  
LOADING DOORS

OFFICE BLOCK  
WITH CIRCULAR  
ELEVATIONS AND  
FEATURE GLAZING

DEDICATED CAR  
PARK

VEHICULAR  
ACCESS





## HIGH BAY DISTRIBUTION / WAREHOUSE FACILITY

**174,444 SQ FT**  
**(16,205.9 SQ M)**

ON A SITE OF 9.22 ACRES (3.73 HA)

### ACCOMMODATION

	Sq Ft	Sq M
Main Warehouse	98,768	9,175.5
Surplus Warehouses	53,022	4,925.7
First and Second Floor Mezzanine Offices	4,638	430.9
Main Office – over Ground 1st and 2nd Floors	18,017	1,673.8
<b>Total Overall GIA</b>	<b>174,444</b>	<b>16,205.9</b>

Overall Site Area 9.22 acres.

### DESCRIPTION

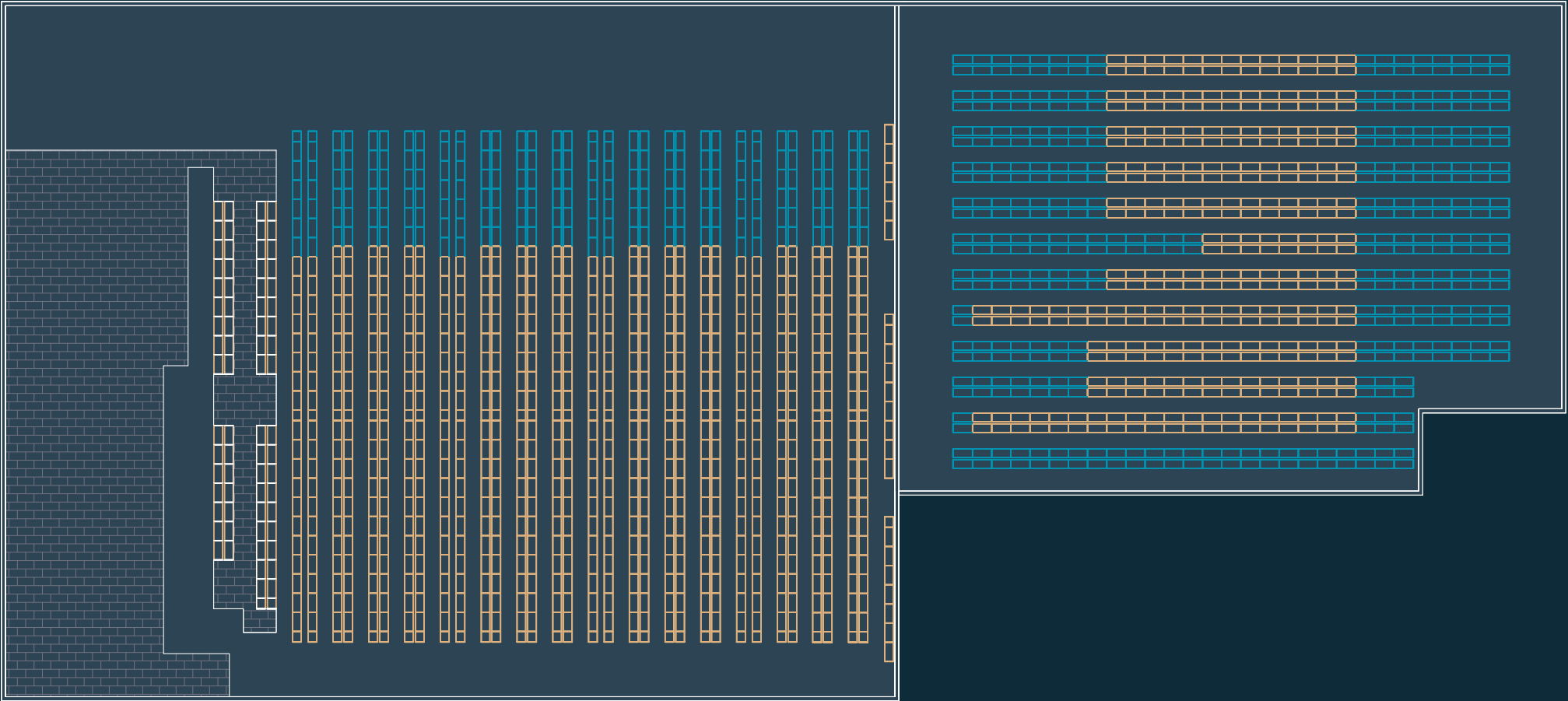
The property provides a self-contained, high bay distribution facility, with three storey offices, on a self-contained site with specification including:-

- Steel portal frame construction
- Insulated cladding to elevations and roof (no roof lights)
- 15.5m eaves
- 6 loading doors
- 2 level access loading doors
- Concrete floor to warehouse
- 33m yard depth
- Dedicated car park
- Fully secure site
- Office block with circular elevations and feature glazing
- Amenity areas to both offices and warehousing space
- Vehicular access from both ends of the yard
- Ability to split the building
- 9.22 acre (3.73 ha) site
- The building has a site density of 52%





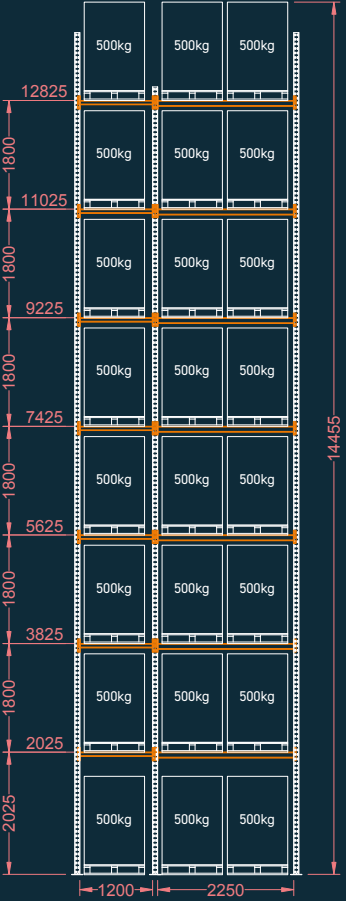
# RACKING PLAN



- Existing Pallet Count - 14,847
- Additional Pallets can be installed - 8,096

**Total pallet count of 22,943**

# TYPICAL BAY ELEVATION









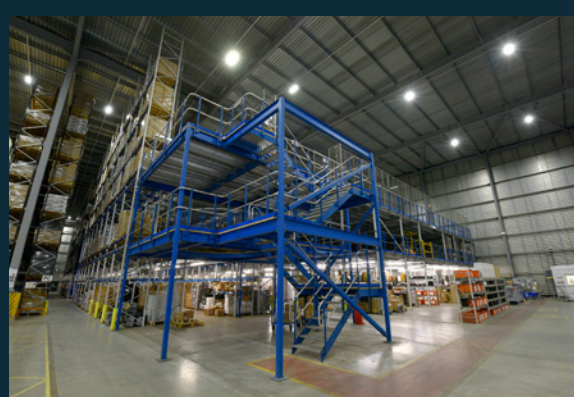
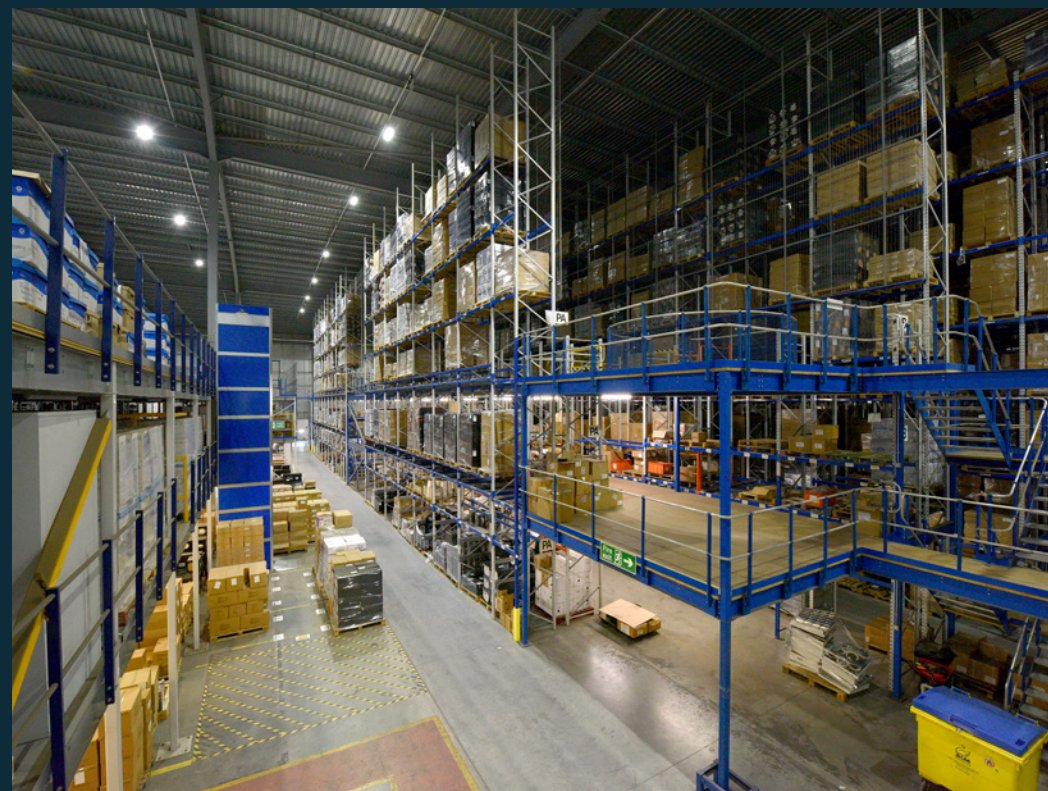






High Bay Distribution /  
Warehouse Facility with racking









Office block with circular  
elevations and feature glazing









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## TERMS

The property is available to purchase with vacant possession, or To Let. Please contact the selling agents for quoting price / lease terms.

## EPC

An Energy Performance Certificate (EPC) for the property is being prepared and will be made available upon request.

## ALL ENQUIRIES

**JON THORNE**  
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**ANDY OWEN**  
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