TO LET

Units at Peninsula Industrial Park, Reeds Lane, Moreton CH46 1DW

Various available approx. 399m² (4300 sq.ft) to 735m² (7913 sq.ft)









Industrial Unit To Let

- Well established business park
- Units available with 3 Phase Electric Supply
- Parking to front elevation
- Eaves height approx. 5m
- Gated business park





LOCATION

The industrial park has excellent transport links from Reeds Lane which in turn links to Leasowe Road (A551) and is also within a short drive to the M53 junctions 1 and 2. Leasowe and Moreton Railway Stations are within walking distance from the subject site. There is a number of well-established companies on the Peninsula Industrial Park and various commercial occupiers close by including Tesco, Premier Foods, a short drive way to Leasowe Town Centre, providing a wealth of shops.

DESCRIPTION

The units provide part portal frame and block construction with solid concrete floors and pitched roof, fully self-contained and benefitting from 3 Phase electricity supply, sodium lighting, electric roller shutters to front elevation with scope to create bespoke ground and mezzanine office areas, kitchen, one benefitting from a small enclosed palisade yard to the front elevation.

ACCOMMODATION & RENTAL

The premises provides the following approximate areas and are available at the following rentals:

Unit	M²	SQ FT	Price Per Annum
Unit 17	459.00 m ²	4,944 ft ²	£25,000
Unit 7	403.00 m ²	4340 ft ²	£21,750
Unit 6	735.00 m ²	7913 ft ²	£35,000

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand some of the units benefit from 3-phase electric supply, mains water and drainage.

RATEABLE VALUE

To be confirmed.

PLANNING

We understand the properties benefit from General Industrial Uses under B8 of the Use Classes Order.

TERMS

The Units are available on a new FRI lease, terms to be agreed.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

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

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd 0151 319 2424 07702 131 701

Contact: Jonathan Owen

CALL OR EMAIL TO DISCUSS YOUR PROPERTY REQUIREMENTS IN FURTHER DETAIL JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR

07702 131 701 / 0151 319 2424 jonathan@jorealestate.co.uk

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