

# TO LET

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

Various available approx. 399m<sup>2</sup> (4300 sq.ft) to 735m<sup>2</sup> (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



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



## 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	M <sup>2</sup>	SQ FT	Price Per Annum
Unit 17	459.00 m <sup>2</sup>	4,944 ft <sup>2</sup>	£25,000
Unit 7	403.00 m <sup>2</sup>	4340 ft <sup>2</sup>	£21,750
Unit 6	735.00 m <sup>2</sup>	7913 ft <sup>2</sup>	£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**

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