

# TO LET

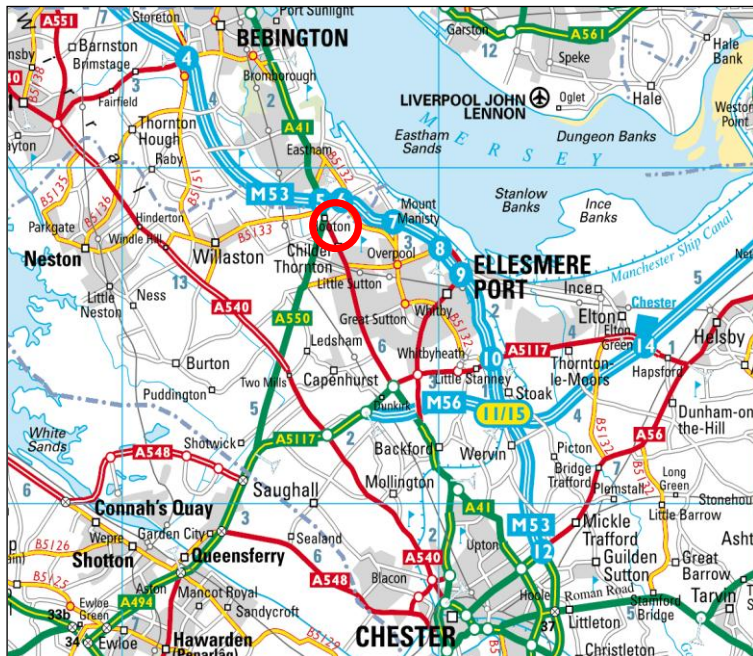
Flexible industrial/warehousing space within 1 mile of Junction 5 of the M53 with extensive external yard area of approximately 2 acres.

**5,000 – 54,485 sq ft**



**Hooton Logistics Park,  
Hooton Road (B5133),  
Hooton, Wirral CH66 7NA**





### Location

The building is situated on the B5133 Hooton Road close to Hooton Station which is within a one minute walk. Hooton Road provides direct access to Junction 5 of the M53 which is within 1 mile. Road and rail communications are therefore excellent. The M6 is within approximately 30 minutes drive and Manchester Airport within 45 minutes, both via the M56. Liverpool and Chester are approximately 15 minutes drive via the M53. Mersey rail provides a regular service to the rest of the Wirral, Liverpool and south to Chester.

### Description

The subject property comprises a warehouse/distribution unit which is split into three bays around a steel portal frame. The majority of the building has been completely re-clad and re-roofed with double skin insulated profile steel cladding and now provides good modern specification accommodation.

Bays 2 and 3 are completely inter-connecting with no internal dividing walls. There is currently a dividing wall between Bay 1 and Bay 2. However, this could easily be removed in whole or in part if required by an incoming tenant.

All three bays have their own vehicular loading access by roller shutter / sectional up and over doors. Of particular note is Bay 1 which has seven new sectional up and over doors, providing a more than adequate loading bay for the entire building.

The building sits on a very generously sized site with a large private car park to the rear and an extensive concrete yard to the front of approximately 2 acres located between the building and Hooton Road.

### Accommodation / Areas

The premises have been measured on a gross internal area basis in accordance with the Royal Institution of Chartered Surveyors Recommended Practice and we calculate that they extend to the following areas:

Bay 1	11,200 sq ft	(1,041 sq m)
Bay 2	32,000 sq ft	(2,973 sq m)
Bay 3	11,200 sq ft	(1,041 sq m)
<b>Total</b>	<b>54,485 sq ft</b>	<b>(5,062 sq m)</b>

### Lease

The premises are available by way of a new lease for a term to be negotiated.

### Rent

Rent on application

### VAT

All figures and prices quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

### Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

Tel: 01244 311681

Email: [jonty@boltonbirch.com](mailto:jonty@boltonbirch.com)

**Subject to contract**

