

For Sale/To Let

PLOT 11 – STADIUM COURT PHASE II

- 1.74 Acre Development/Storage Site or;
- High Specification Design and Build Industrial Units
From 10,000 to 23,000sqft



STADIUM ROAD, BROMBOROUGH CH62 3RN



Stadium Court Phase II is located on Stadium Road on the Wirral International Business Park in Bromborough. Access to the M53 via the A41 can be gained at J5 (2 miles) and also at J4 (2 1/2 miles). To the South the M53 links to the M56 at J11 providing fast access to North Wales and Manchester. To the North the A41 and the M53 provides access to Liverpool City Centre via the Mersey Tunnels.

FEATURES

The site can provide a secure open storage yard or works facility surfaced to an occupier's requirements. Alternatively a new design & build industrial warehouse can be constructed to the following specification:

- High quality brick and clad elevations
- Ample toilet provision
- Offices including carpeting, lighting and gas central heating
- 7.2m minimum eaves height to underside of haunch
- All mains services and drainage connected
- Dedicated car parking
- Secure service yard
- Large, motorised slide-over loading doors
- Security shutters to ground floor
- Low maintenance landscaping

ACCOMMODATION

Option 1:

1.74 acre development/open storage site.

Option 2:

Design and build industrial warehouse units to the exact size and specification required from 10,000 – 23,000 sqft

TERMS & AVAILABILITY

The site or any buildings constructed thereon are available either to lease or purchase on terms to be agreed.

PLANNING

Planning permission has been obtained for B1 (Business), B2 (General Industrial) and B8 (Warehousing and Distribution) uses.

VAT

Will be chargeable at the appropriate rate.



FURTHER INFORMATION

For further information or to arrange an appointment to view, please contact:

Jonty Goodchild at Bolton Birch on 01244 311681

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Jonathan Thorne at CBRE on 0151 224 7666

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