

**For Sale / To Let**

New High Quality Industrial / Manufacturing Units

**Phase 1** Under Construction  
Only 2 Units Remaining  
10,000 - 20,000 sq ft

**Phase 2** Design & Build  
Units from 10,000 – 50,000 sq ft

# Riverview

## Business Park

Bromborough



BREEAM EXCELLENT

Wirral International Business Park // Bromborough // [Jct4/5 M53](#)



## DESCRIPTION

Riverview Business Park comprises an exciting new industrial development within the established Wirral International Business Park in Bromborough.

Phase 1 is now on site and will see the construction of 81,500 sq ft of high quality new build industrial accommodation with sales already having been agreed on 3 out of the 5 units to owner occupiers. Phase 2 comprises additional land on which units of 10,000 – 50,000 sq ft can be provided on a design and build basis to the exact size and specification required.

The development will be completed to a very high standard to provide some of the best, well presented industrial accommodation in the area.



**FOR SALE/TO LET HIGH QUALITY NEW BUILD INDUSTRIAL UNITS**



**Phase 1 Under Construction. Only 2 units remaining 10,000 – 20,000 sq ft**

## TERMS

The units are available to purchase freehold or to let on highly attractive lease terms, to be agreed.

## SERVICES

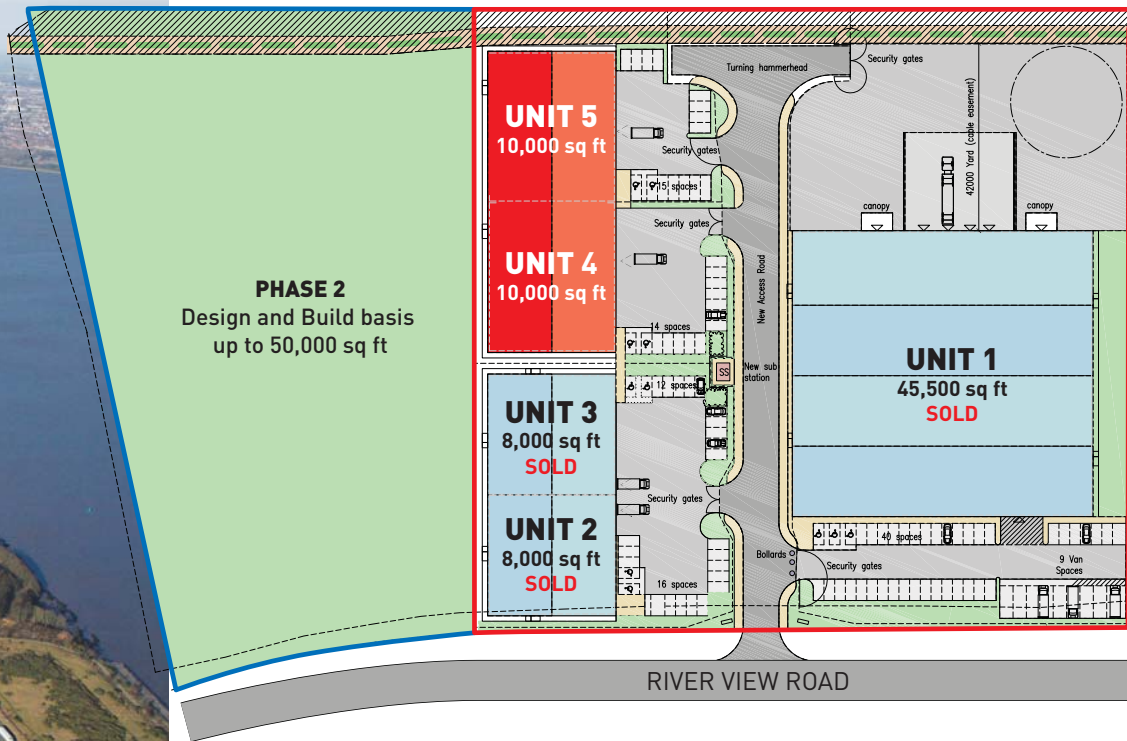
The site and units have all mains services available but capacity levels can be agreed depending on specific requirements.

# SITEPLAN



**Phase 2 Design & Build Units from 10,000 – 50,000 sq ft**

## PHASE 1 UNDER CONSTRUCTION



### ACCOMMODATION

#### PHASE 1

Unit 1	45,500 sq ft	4,227 sq m	SOLD
Unit 2	8,000 sq ft	743 sq m	SOLD
Unit 3	8,000 sq ft	743 sq m	SOLD
Unit 4	10,000 sq ft	929 sq m	FOR SALE/TO LET
Unit 5	10,000 sq ft	929 sq m	FOR SALE/TO LET

#### PHASE 2 - DESIGN AND BUILD BASIS

Units - from 10,000 sq ft up to 50,000 sq ft  
(929 - 4,645 sq m)

\* Units 4/5 can be combined to provide a single detached unit of 20,000 sq ft

### SPECIFICATION

The units will be constructed to a very high specification as follows:

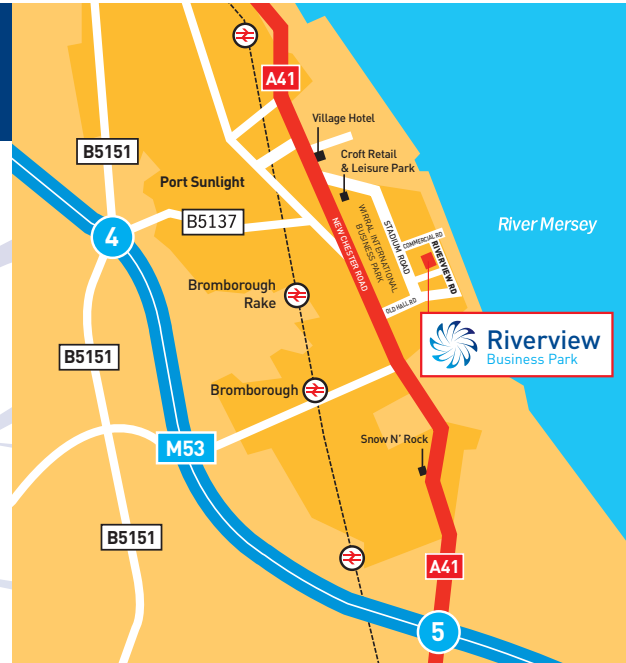
- Steel portal frame construction
- 7m eaves height rising to a 9m apex
- Roof and elevations of metal profile cladding incorporating translucent roof lights
- Electric roller shutter access loading doors
- Glazed office entrance/reception
- Glazing to ground and first floor elevations for offices
- Offices, toilets and amenity areas
- Concrete yard areas and dedicated car parking

## LOCATION

Wirral International Business Park is the prime business park location on the popular Wirral peninsula which is strategically located between Chester, Ellesmere Port and Liverpool.

The site is easily accessible from the A41 via Old Hall Road or Commercial Road just off Stadium Road, which is the main arterial route through the Wirral International Business Park. There are a number of large occupiers in the area such as Meyer Prestige, Tulip Foods, Unilever and Nestlé. The park has excellent amenities at the Croft Retail and Leisure Park and at Bromborough Village which is just across the A41.

Wirral International Business Park is also within easy access of junctions 4 and 5 of the M53 motorway providing immediate access to the national motorway network and the Birkenhead tunnel is within 10 minutes drive, providing access to Liverpool.



## DRIVE TIMES

	Distance (miles)	Time (mins)
Chester	8	15
Liverpool	13	25
Port of Liverpool	18	22
Warrington	21	27
Liverpool Airport	24	33
Manchester Airport	31	34
Manchester	40	52
Birmingham	94	1 hr 46
London	210	3 hrs 52

Source: www.theAA.com

SUPPORTED BY



A DEVELOPMENT BY



### MISREPRESENTATIONS ACT:

CB Richard Ellis and Bolton Birch for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the effect of each of them. (ii) no person in the employment of CB Richard Ellis and Savills has any authority to make or give any representation or warranty in relation to this property. April 2011. Designed and produced by Creativeworld. Tel: 01282 858200.

## Strategically located, within 1 mile of 2 motorway junctions

### VIEWING & FURTHER INFORMATION

Strictly through the joint agents Jonty Goodchild at Bolton Birch and Jonathan Thorne at CB Richard Ellis.



Jonty Goodchild



Jonathan Thorne