

LONDON &

CAMBRIDGE

PROPERTIES

The

# OLD HALL

## Estate

Unit 11 Grisedale Road  
Bromborough, Wirral. CH62 3QD



# TO LET

3,369 sq.ft (313 sq.m)

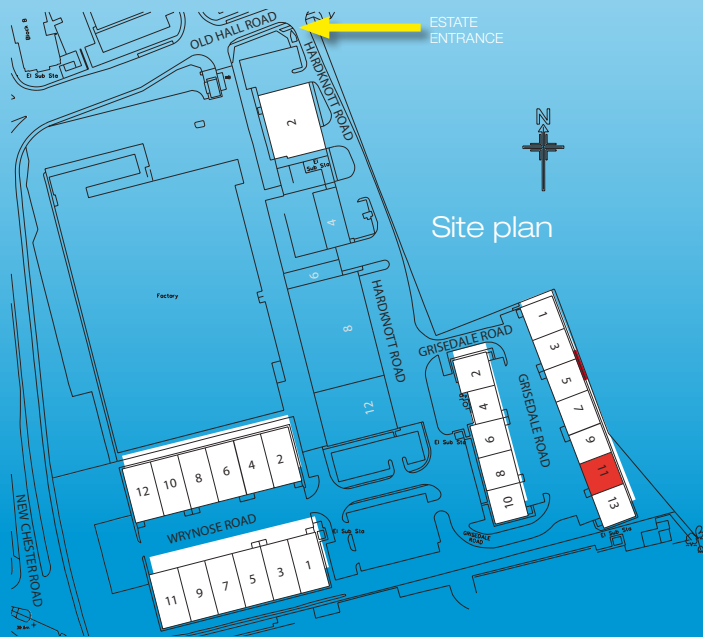
- Well established commercial location
- Excellent transport links - Accessed directly off the A41 & 2 miles from Junction 2 of the M53 motorway
- Very good quality refurbished warehouse/commercial accommodation
  - Refurbished internal office accommodation

Trade | Production | Warehousing

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- Lighting & heating included in unit
- Male & female toilet facilities
- 3 phase power supply
- Gas supply
- Approx 5m (16.4ft) to eaves



## LOCATION – CH62 3QD

The property is situated within The Old Hall Industrial Estate bordering the established Wirral International Business Park where other occupiers include Thermal Ceramics, Mayer Prestige, Bakemark UK and Cereal Partners.

The estate is located off Old Hall Road which in turn is accessed via the A41 New Chester Road, which links to junction 5 of the M53 Motorway approximately 2 miles to the south. In addition the Birkenhead Tunnel is located 5 miles to the north via the A41, providing a direct link to Liverpool City centre.

## RENTS AND RATES

Available upon request.

## SERVICE CHARGE

A service charge will be levied for the maintenance and landscaping of common areas and shared parking areas.

## LETTING AGENTS & VIEWINGS



Jonty Goodchild  
jonty@boltonbirch.com



Andrew Owen 0151 242 3120  
andrew.owen@masonowen.com

Paul Thorne 0151 242 3152  
paul.thorne@masonowen.com

## INSURANCE

The Landlord will insure the premises, the premiums to be recovered from the tenant.

## TERMS

The premises are available on new fully repairing and insuring lease with further details available on request.

## PLANNING

The buildings have an existing B1 (Light Industrial), B2 (General Industrial) and B8 (Warehousing) use.

## REFERENCES

The granting of a lease will be subject to satisfactory references and accounts.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the lease.

## OWNED & MANAGED BY



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