



## FOR SALE

Unit B, Power Road,  
Bromborough, Wirral,  
CH62 3QT

- Popular location on Wirral International Business Park.
- Freehold.
- Secure industrial unit plus yard.

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### Location

The property is situated on the easterly side of Power Road, Bromborough, within the established and popular Wirral International Business Park.

It is situated within 0.5 miles (0.8km) of the A41, and within 3 miles (4.8km) of Junction 4 of the M53.

### The Property

The unit is of brick construction with a flat reinforced concrete roof. Vehicle access is via a single steel roller shutter door, and there is also a separate pedestrian access.

The accommodation provides a secure clear span industrial unit, which also benefits from an internal office and kitchen plus bathroom area with a shower unit.

Below the unit is a sub basement area for additional storage, access to which is via a steel ladder.

Externally there is a concrete surfaced yard enclosed with steel palisade fencing.

### Accommodation

Industrial Unit: 1,488 sq. ft (138.2 sq. m)

Ground Floor Office: 106 sq. ft (9.84 sq. m)

1st Floor Kitchen/Staff Facilities: 30 sq. ft (2.77 sq. m)

Basement (not measured): 1,400 sq. ft (130 sq. m)

Total: 3,024 sq. ft (280.93 sq. m)

### Tenure

The site is held Freehold.

### Price

Price £275,000

### Rates

The property has not been assessed for business rates.

### EPC

B Rating. A copy of the EPC is available upon request.

### VAT

All prices quoted are exclusive of VAT.

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

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