

# Arrowe Business Park

Arrowe Brook Road Wirral CH49 1SX

Warehouse | 3,001 - 6,047 ft<sup>2</sup>



Roller shutter door



6 miles from Liverpool



24 hour access



On-site car parking

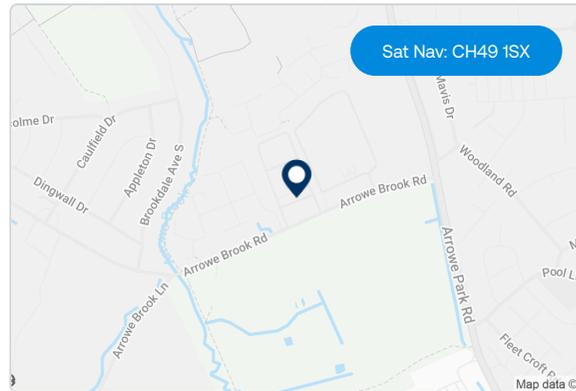


1.5 miles from M53 J3

Available to Let

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## Description

Arroe Commercial Park has been fully redeveloped to provide a range of industrial units that are suitable for a variety of uses ranging from trade counter, factory or warehousing. Each unit has its own pedestrian and roller shutter door access with communal loading.

## Location

The premises are situated approximately 1.5 miles from Junction 3 of the M53 Motorway, adjacent to Wirral Business Park. The premises lie approximately 6 miles from Liverpool. Arroe Park Hospital is within a short drive of the premises and other neighbouring occupiers include Sainsbury's, Homebase, Argos and McDonalds.

## Further information

### EPC

Unit 9: C, Unit 10: E

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 9	Warehouse	3,001	Immediately
Unit 10	Warehouse	3,046	Immediately
Total		6,047	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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