

Flexible workspace solutions

WEST FLOAT INDUSTRIAL ESTATE, WALLASEY

Workshop Units To Let

Various units (506, 1,033 ft²) subject to availability

Location:

The workshops are situated in an established industrial area just of the Dock Road in Wallasey. The Kingsway tunnel is approximately a quarter of a mile from the estate providing access to Liverpool. The M53 motorway is within close proximity providing access to the Wirral.

Description:

A small gated development of modern workshops with car parking and circulation space.

The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and roller shutter loading doors.

Specification:

Reinforced concrete floor

Steel portal frame

Brick and blockwork walls

Manually operated roller shutter loading doors

Three phase electricity supply

Mains gas to the estate

Forecourt and car parking areas

Domestic plumbing to toilet area

Telephone entry duct

Photo awaited

'Easy In, Easy Out' Lease Terms Include :

Initial three year term

Only three months notice required to vacate at anytime during the three year term

Rent payable monthly in advance, subject to a fixed annual increase

Rents quoted are to include costs for external and structural repairs and building insurance

No solicitors required

Further details on request

Subject to contract

Other Information:

A rental deposit will be collected by the Landlords. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy admin fee is payable

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