



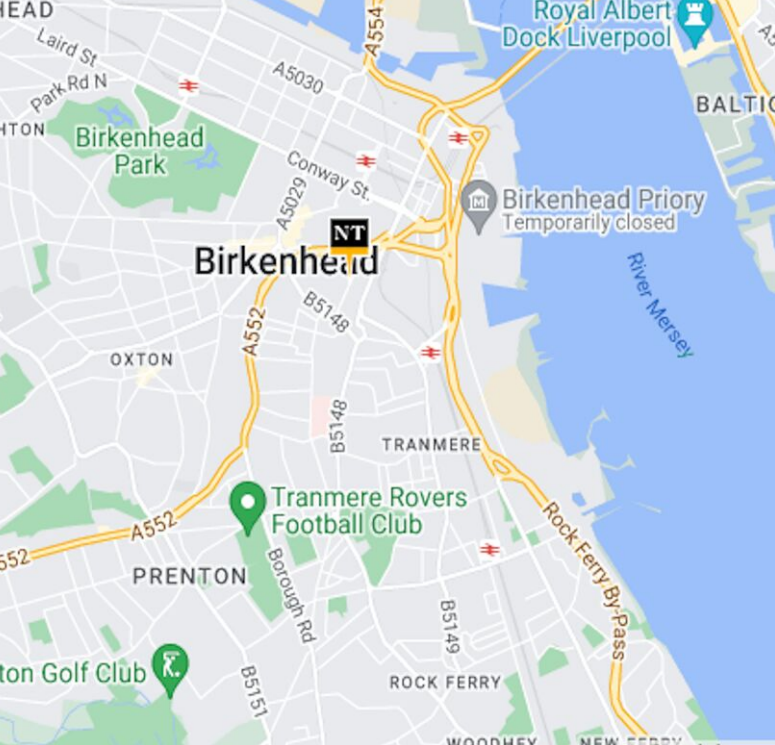
TO LET

ARGYLE INDUSTRIAL ESTATE

APPIN ROAD, BIRKENHEAD, CH41 9HH



- **POPULAR BUSINESS ESTATE**
- **EXCELLENT TRANSPORT LINKS**
- **FORECOURT AND CAR PARKING AREAS**
- **3 PHASE ELECTRICITY**
- **OVERNIGHT ON-SITE SECURITY**
- **CCTV COVERAGE**



TRAVEL DISTANCE

	Miles	Mins	Transport
Birkenhead Central Train Station	0.3	5	Walking
Pyramids Shopping Centre	0.5	11	Walking
J3, M53	2.1	10	Driving
Liverpool	3.0	12	Driving

Source: theAA.com

Argyle Industrial Estate

Appin Road, Birkenhead



DESCRIPTION

Argyle Industrial Estate extends to 104,684 sq ft of workshop / industrial space across 70 units. The estate provides a range of small terraced workshop units from 484 sq ft to 5,683 sq ft. Units can be combined to provide larger floor areas, subject to availability.

Externally, the site is set within landscaped grounds, secured by steel palisade fencing and a gated entrance from Argyle Street South. The estate benefits from CCTV coverage and overnight on-site security. Each unit has forecourt and loading areas to the front with ample car parking provision and circulation space across the estate.

SPECIFICATION

- Steel portal frame construction
- Manually operated roller shutter / concertina loading doors
- Reinforced concrete floors
- 3 phase electric supply to all units
- Forecourt and car parking areas
- Overnight on-site security
- CCTV coverage

EPC

The EPC ratings on the available units range from A13. Copies of individual EPC's are available on request.

LOCATION

Argyle Industrial Estate is located on Appin Road, close to the A41 Chester Street and A552 Borough Road in Birkenhead. The estate is accessed from Argyle Street (B5147), and is situated 0.5 miles from Hamilton Square, 350 metres from the Pyramids Shopping Centre and 600 metres from the Birkenhead / Queensway Tunnel, which provides direct access to Liverpool only 2 miles away. The Kingsway Tunnel also provides access to Liverpool and the A59 across the River Mersey.

The estate benefits from excellent transport links with the A552, 2 minutes' drive away which leads to Junction 3 of the M53, less than 3 minutes drive; and the M53/M56 interchange is less than 20 minutes' drive away. There are also good public transport connections with Birkenhead Central within a 5 minute walk.

TERMS

Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.

VIEWING / FURTHER INFO

To arrange a viewing or for further information relating to this scheme, please contact one of the joint agents.



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