



TO LET

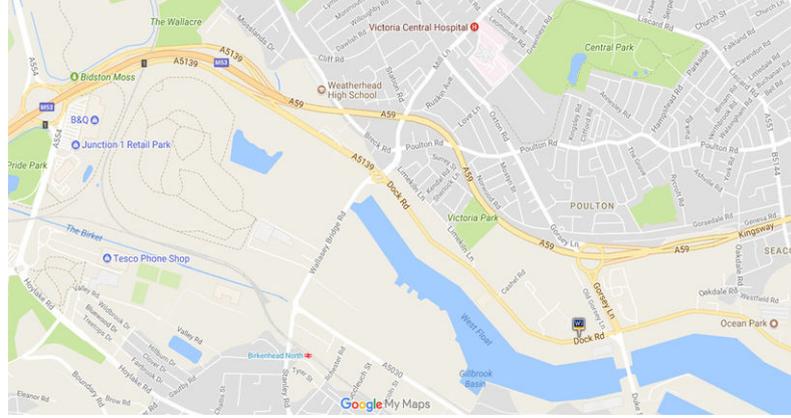
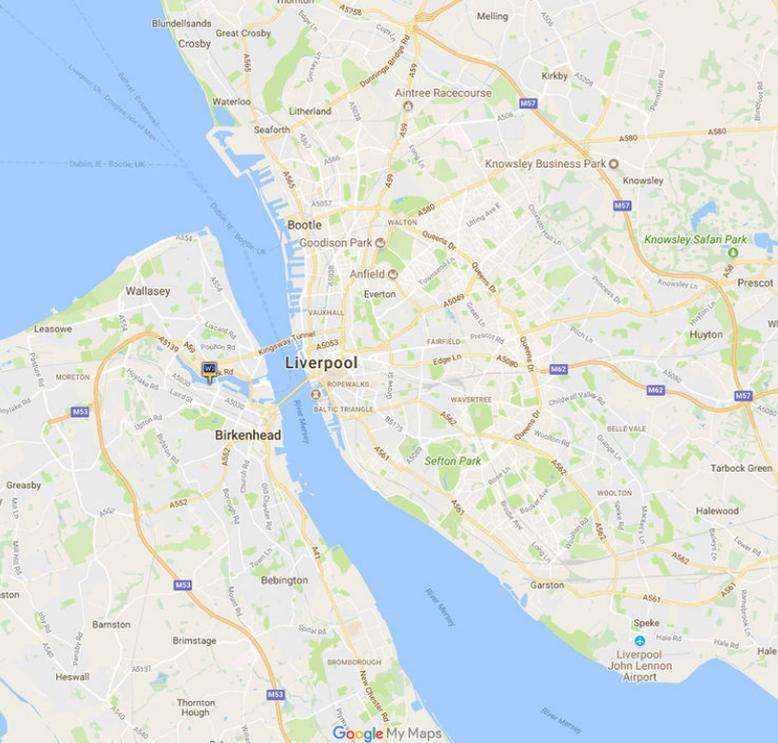
WEST FLOAT INDUSTRIAL ESTATE

DOCK ROAD, WALLASEY, BIRKENHEAD, CH41 1JJ



- **Established Location**
- **Excellent Transport Links**
- **J1, M53 Less Than 1 Mile Away**
- **Good Nearby Amenities**
- **Secure Fencing**
- **Ample Circulation Parking**

INDUSTRIAL UNITS
506-1,033 SQ FT (47-96 SQ M)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
J1, M53	1.0	3	Drive
Birkenhead Town Centre	1.8	10	Drive
Liverpool	4.4	15	Drive
Manchester		1h 33mins	Train

Source: theAA.com

WEST FLOAT INDUSTRIAL ESTATE

DOCK ROAD, WALLASEY, BIRKENHEAD



DESCRIPTION

West Float Industrial Estate is a small development totalling 9,192 sq ft. The estate comprises 14 individual workshop units arranged in three terraces set around a central shared tarmac surfaced loading area. Two of the terraces provide workshop units of 506 sq ft, whilst the third terrace provides larger industrial units of 1,033 sq ft. Each terrace has brick / block walls with profile metal clad insulated roof with translucent roof lights.

The units benefit from a metal roller shutter door and separate pedestrian door; and internally the units have a concrete floor, painted block walls and ceiling mounted fluorescent lighting. Externally, the site is surrounded by steel palisade fencing and a gated entrance. The loading area offers a good parking provision.

SPECIFICATION

- Roller shutter door
- Three phase electricity
- Perimeter fencing
- Gated entrance
- Central shared forecourt/parking areas

EPC

The ratings on the available units range from B44 to C69. Copies of individual EPC's are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

LOCATION

West Float Industrial Estate is located approximately 2 miles to the north west of Birkenhead town centre in Poulton on Dock Road, just to the west of its junction with Gorse Land and Duke Street. It is an established industrial area within the historical West Float dock area of Birkenhead.

The estate has excellent transport links with Junction 1 of the M53 1 mile away which in turn connects to the M56 approximately 11 miles to the south. The A41 connects the town to Chester, 20 miles away, and Liverpool is only 2 miles across the River Mersey.

Birkenhead is an established town centre well served by the public transport networks. There is a main bus station and the Wirral line of the Merseyrail provides services throughout the Wirral and Merseyside. The nearest airport is at Liverpool John Lennon at Speke in south Liverpool.

The estate also offers good nearby amenities with Birkenhead Town Centre situated less than 2 miles away providing a range of shops and eateries.

VIEWING / FURTHER INFO

For details of current availability and further information or to arrange a viewing please contact us 01257 238666 or email northwest@whittlejones.co.uk



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

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