

Industrial

# UNIT 14D | JUNCTION ONE BUSINESS PARK

Valley Road, Birkenhead, CH41 7ED

## UNIT 14D | 1,669 SQ FT

### Industrial Unit

Unit 14D offers a highly versatile space, well suited to a range of uses including light industrial, manufacturing, retail warehouse or trade counter operations. The estate benefits from a strong security provision, including secure palisade fencing to the perimeter, a controlled barrier entry and exit system, a staffed gatehouse, full CCTV coverage and 24 hour on site security, providing occupiers with complete peace of mind. The location is a key advantage, with immediate access to local amenities. Junction One Retail Park is close by, home to national occupiers such as B and Q, Halfords and Bensons for Beds, alongside a Tesco superstore positioned directly behind the estate.

Lease Type	New
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### Unit Summary

- 3 Phase Power
- Common Yard Area
- 24 Hour Access
- Flexible Space
- Car Parking
- WC Facilities

[View Floor Plans](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£19,100.00	£11.44
Rates	£4,536.00	£2.72
Maintenance Charge	£2,600.00	£1.56
Insurance	£333.80	£0.20
<b>Total Cost</b>	<b>£26,569.80</b>	<b>£15.92</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

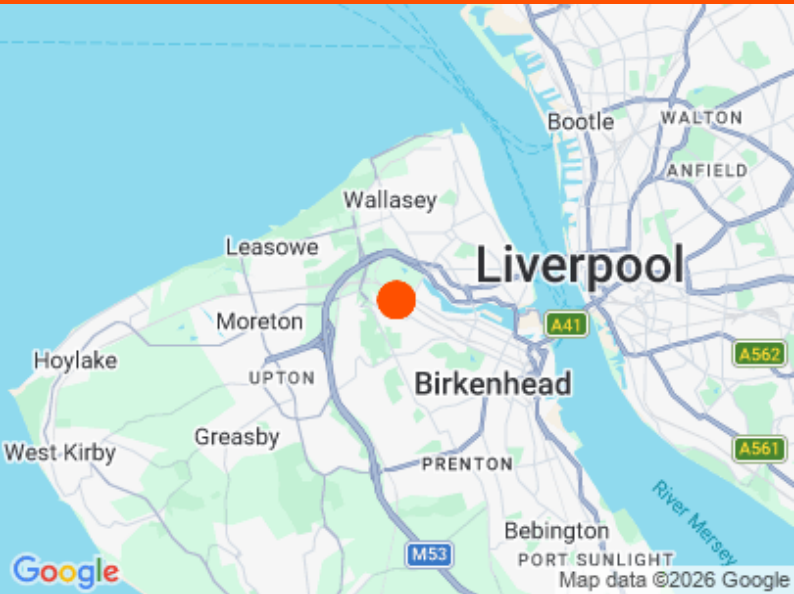
➔ For more info please visit: [unit.info/UIP0101368](http://unit.info/UIP0101368)

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## Location

Junction One Business Park is situated close to Birkenhead on The Wirral. Birkenhead is the predominant commercial centre on the Wirral peninsula. It is strategically located approximately 6 miles south west of Liverpool, 34 miles west of Manchester, 94 miles north west of Birmingham and 196 miles north west of London.



Road  
M53: 1 mile



Airport  
Liverpool John Lennon: 15 miles



Rail  
Liverpool Lime Street: 6 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (83)

## Key Contact



**Gabriel Walker**

Customer Engagement Manager

"Gabriel is a Customer Engagement Manager based in the North."



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