

Industrial

UNIT 15 | JUNCTION ONE BUSINESS PARK

Valley Road, Birkenhead, CH41 7ED

UNIT 15 | 4,362 SQ FT

Industrial Unit with office

Junction One Business Park is a fully enclosed industrial estate. Unit 15 offers 4,362 sq ft of versatile industrial space, ideal for a range of business operations. The estate benefits from secure palisade fencing, a barrier-controlled entry and exit system with a security gatehouse, full CCTV coverage, and 24-hour security. Located approximately 6 miles southwest of Liverpool City Centre, the estate provides excellent connectivity. It is close to the A41, offering direct access to the M53 motorway just 2 miles away. The property is also conveniently situated near local amenities, including Junction One Retail Park, home to retailers such as B&Q, Halfords, Bensons for Beds, and a Tesco superstore directly behind the estate.

Lease Type

New



✔ Unit Summary

- Office Accommodation
- 3 Phase Power
- 24 Hour Access
- Premier Industrial Location
- Car Parking
- WC facilities

[View Virtual Tour](#)

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|------------|-----------|
| Rent | £31,200.00 | £7.15 |
| Rates | £7,625.00 | £1.75 |
| Maintenance Charge | £6,100.00 | £1.40 |
| Insurance | £872.40 | £0.20 |
| Total Cost | £45,797.40 | £10.50 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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.

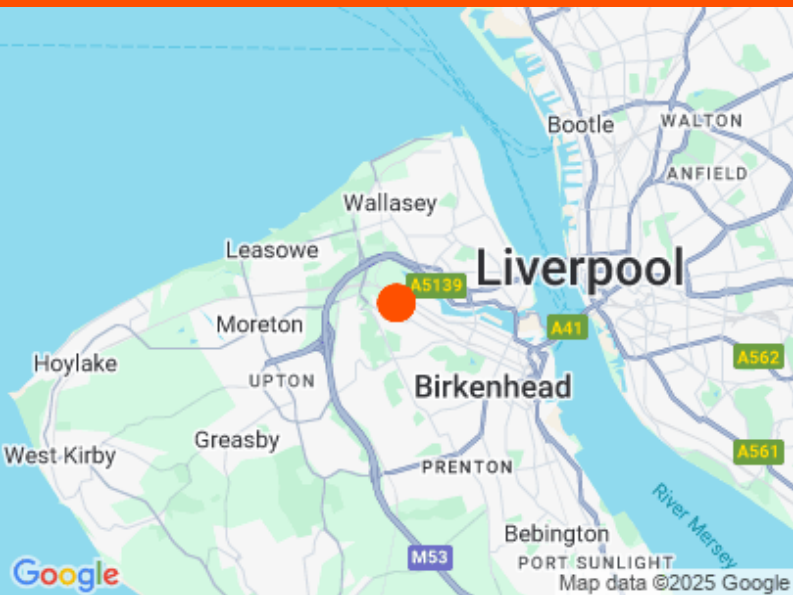
➔ For more info please visit: unit.info/UIP0101369

+44(0) 808 169 7554

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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 | B (44) |

Key Contact



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Customer Engagement Manager

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



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