

LOT  
**69**

# 18 Wheatland Business Park, Wallasey, Merseyside. CH44 7ER

COMMERCIAL INVESTMENT

Guide Price **£40,000 +**



Not to scale. For identification purposes only

**The property provides a single storey industrial warehouse within an established industrial estate with two roller shutter access points providing a large open plan warehouse area with ancillary office accommodation. The premises benefit from yard areas to the front and rear and car parking provision with a gated entrance into the industrial estate. The property would be suitable for a number of uses subject to the relevant consents.**

### **Situated**

The property is located on Wheatland Business Park located

off Wheatland Lane which in turn provides access from Birkenhead Road (A554). The site has excellent

transport links being close to Junction 1 of the M53 motorway which links to the M56 motorway network. The site is also close to Irish Ferries Sea Terminal at Twelve Quays.

### **Ground Floor**

Industrial Warehouse: 429.4 sq.m (4,623 sq.ft) Offices: 98.6 sq.m (1,063 sq.ft) Total Approximate Area: 528 sq.m (5,685 sq.ft)

### **Tenure**

We understand the property is held on a 999 year lease commencing 1990 at a peppercorn rent.