

FOR SALE / TO LET

UP TO 400,000 SQ FT (37,160 SQ M)

ON A SITE AREA OF 20 ACRES

- Design and Build Opportunities
- Site located in an established industrial area
- Located 2 miles from Junction 4 M53 Motorway

Preston O'Herlihy
Property Consultants
0161 234 6512
www.prestonoherlihy.com

dh **DAVIES HARRISON**
REAL ESTATE
0161 236 9999
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RIVERBANK ROAD, BROMBOROUGH, WIRRAL, CH62 3JQ
DESIGN & BUILD INDUSTRIAL OPPORTUNITY
PRELIMINARY DETAILS

THE SITE



The 20 acre development site fronts Riverbank Road in the heart of the established Wirral International Business Park.

Bromborough Town Centre is approximately 1.5 miles to the south-west with more local amenities available at the nearby Croft Retail Park.

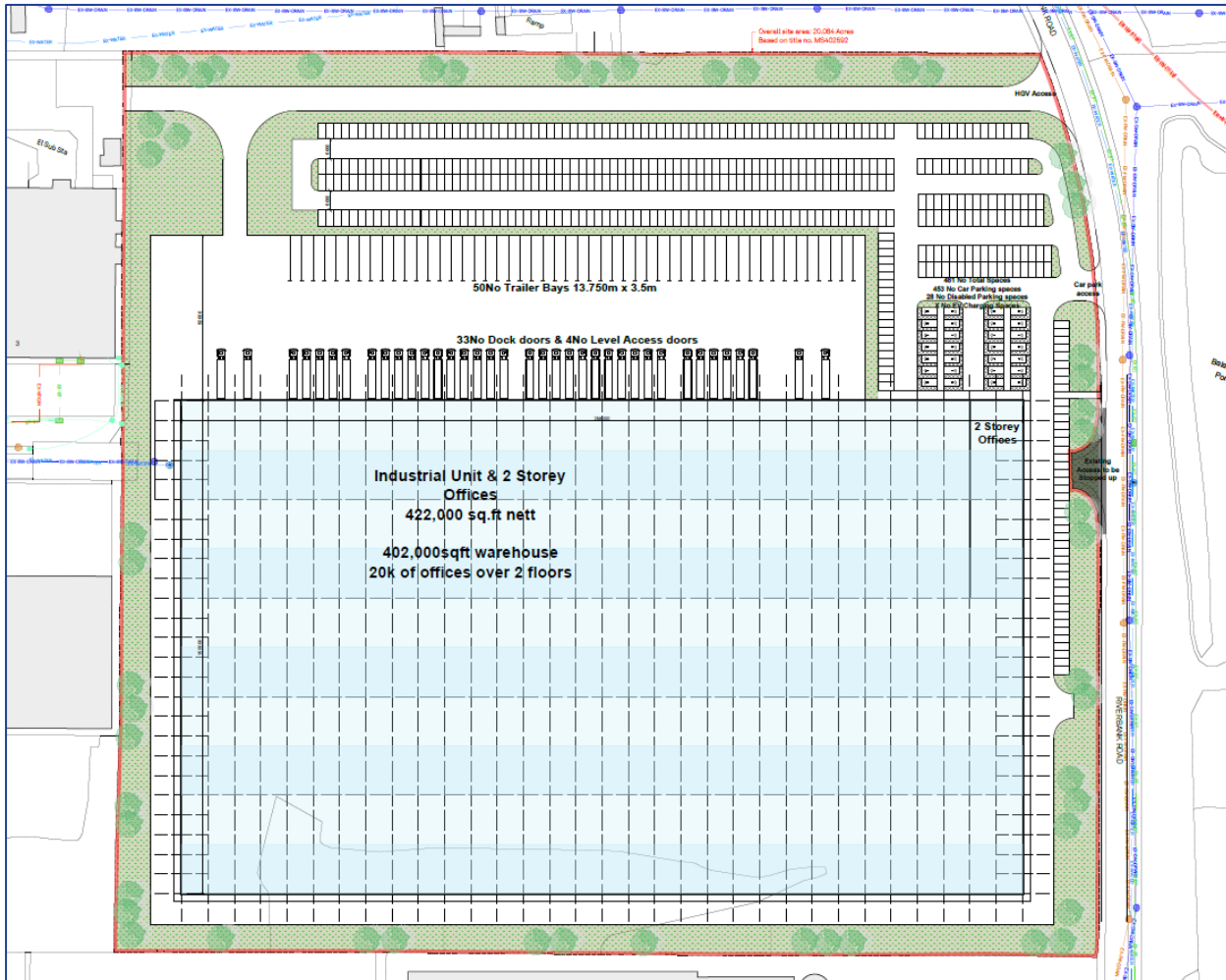
The site can accommodate up to 400,000 sq ft industrial / warehouse accommodation on a Design & Build basis, subject to planning.

The specification can be tailored to occupiers specific requirements, with the potential to achieve high BREEAM rating.

The general specification could include:

- Profiled steel cladding roof
- Profiled metal wall cladding
- Open plan warehouse accommodation
- Up to 15m eaves height
- Dock loading doors
- Electrically operated level access doors
- Office accommodation
- Vehicular parking
- EV charging points

OPTION 1



It is proposed the unit will comprise the following Gross Internal Area (GIA) (subject to planning):

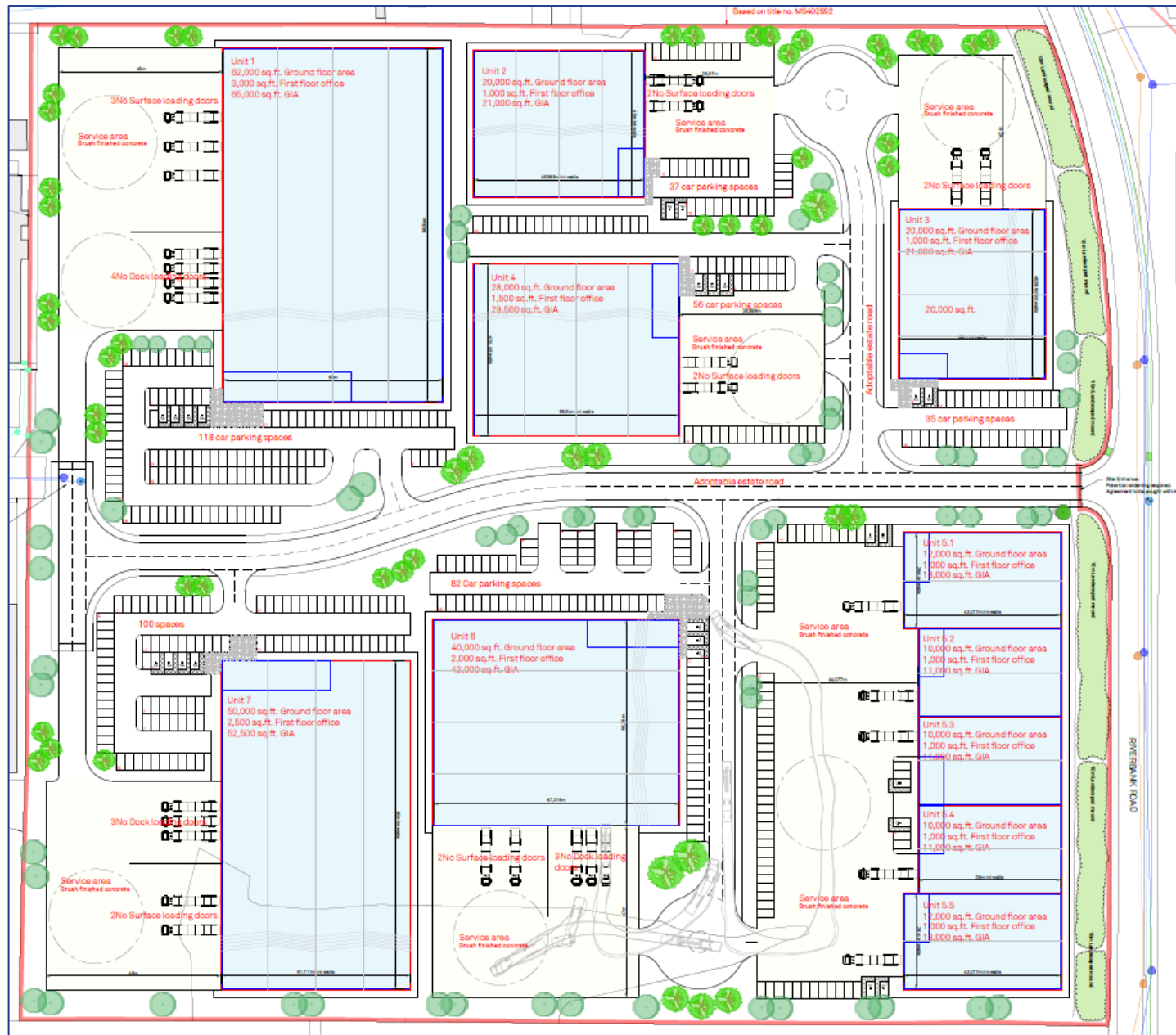
	Sq Ft	Sq M
Warehouse	402,000	37,347
Ground Floor Offices	10,000	929
First Floor Offices	10,000	929
Total	422,000	39,205

The unit can offer the following specification:

- Open plan warehouse accommodation
- 15m eaves height
- 33 no. dock loading doors
- 4 no. level access doors
- Two storey office accommodation
- 50m yard depth
- Separate car park and HGV access points
- 50 no. trailer bays
- 481 no. car parking spaces including 28 no. accessible bays and EV charging points

Whilst this is an example, the configuration and specification can be suited to occupier requirements (subject to planning).

OPTION 2



It is proposed Option 2 will offer the following units, measured on a Gross Internal Area (GIA) basis (subject to planning):

	Sq Ft	Sq M
Unit 1	65,000	6,039
Unit 2	21,000	1,951
Unit 3	21,000	1,951
Unit 4	29,500	2,741
Unit 5.1	13,000	1,208
Unit 5.2	11,000	1,022
Unit 5.3	11,000	1,022
Unit 5.4	11,000	1,022
Unit 5.5	13,000	1,208
Unit 6	42,000	3,902
Unit 7	52,500	4,877

Whilst this is an example of unit sizes available, the size, configuration and specification can be suited to occupier requirements (subject to planning).

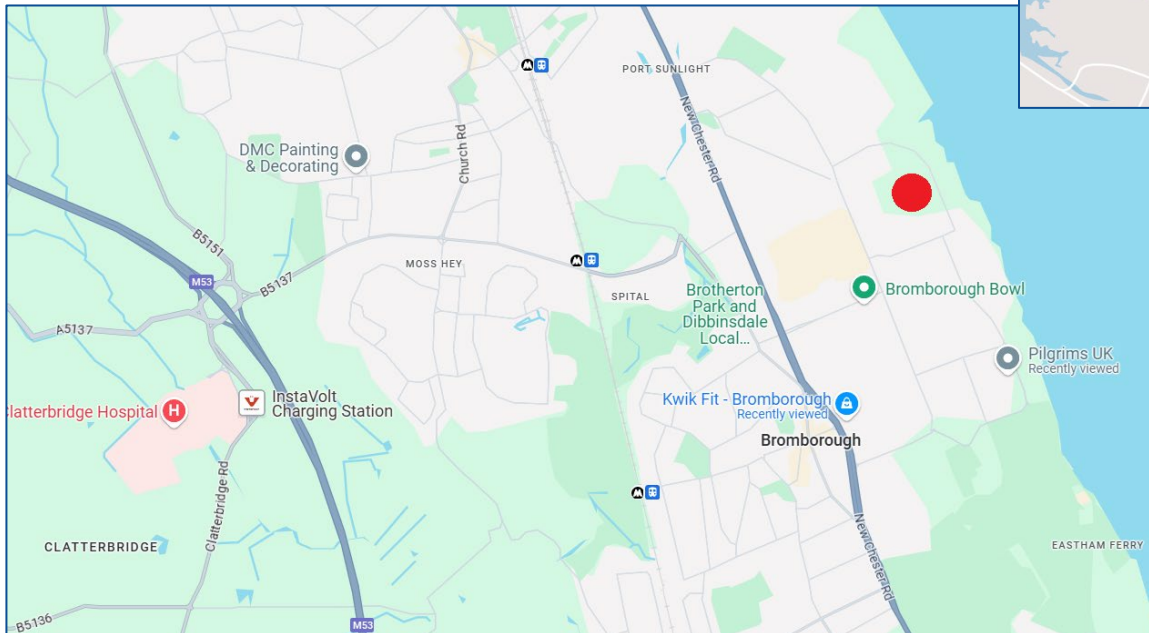
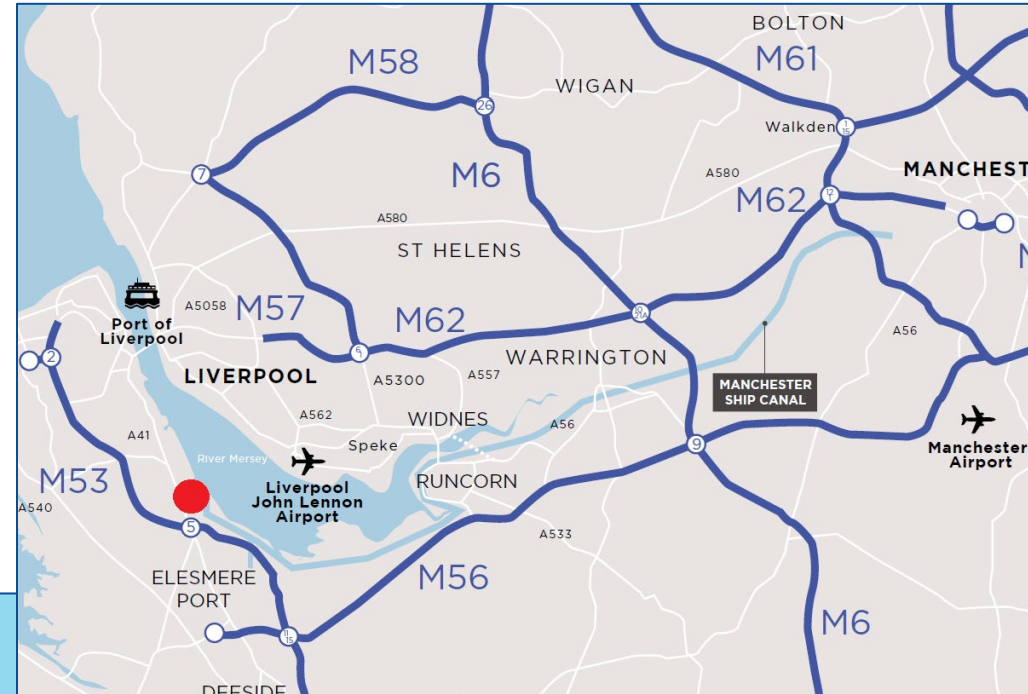
BROMBOROUGH

Bromborough is situated on the Wirral Peninsula, to the western side of the River Mersey.

Liverpool City Centre is 6 miles (9.6 km) to the north, Cheshire is 13 miles (20.9 km) to the south and Birkenhead is 2 miles (3.2 km) to the north-west.

Bromborough is renowned for its excellent road communications, being close to both Junctions 4 and 5 of the M53 Motorway which links to the M56 Motorway and in turn the M6 Motorway.

The Wirral has become the focus for many commercial sectors including the petrochemical, car manufacturing and port related industries. Major companies represented in the area include Shell UK, General Motors, Unilever, Great Bear and Meyer International.



J4
M53 Motorway
2 miles



Liverpool John
Lennon Airport
14 miles



Liverpool City
Centre
6 miles

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FURTHER INFORMATION

Terms

Unit(s) are available to lease on full repairing and insuring lease(s) or available to purchase freehold.

Rent / Price

Upon application.

VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we are required to conduct checks on all tenants. Prospective tenants / purchasers will need to provide proof of identity, residence and proof of funds.

The Developer

Marshall CDP is one of the leading property developmental building contractors in the North of England.

They have undertaken numerous industrial and office developments in the North West, always reacting quickly to occupier requirements through their team of inhouse architects, engineers, quantity surveyors and project managers.

Further Information / Viewings

For further information, or to arrange a viewing, please contact the Joint Agents:



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On the instructions of



Images of previous Marshall projects

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Map images provided via Google Maps. Aerial image provided by Google Earth.

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