

# TO LET



1.57 acres (0.635 ha)



Scotts Quay Birkenhead Road Wallasey, CH44 7BU



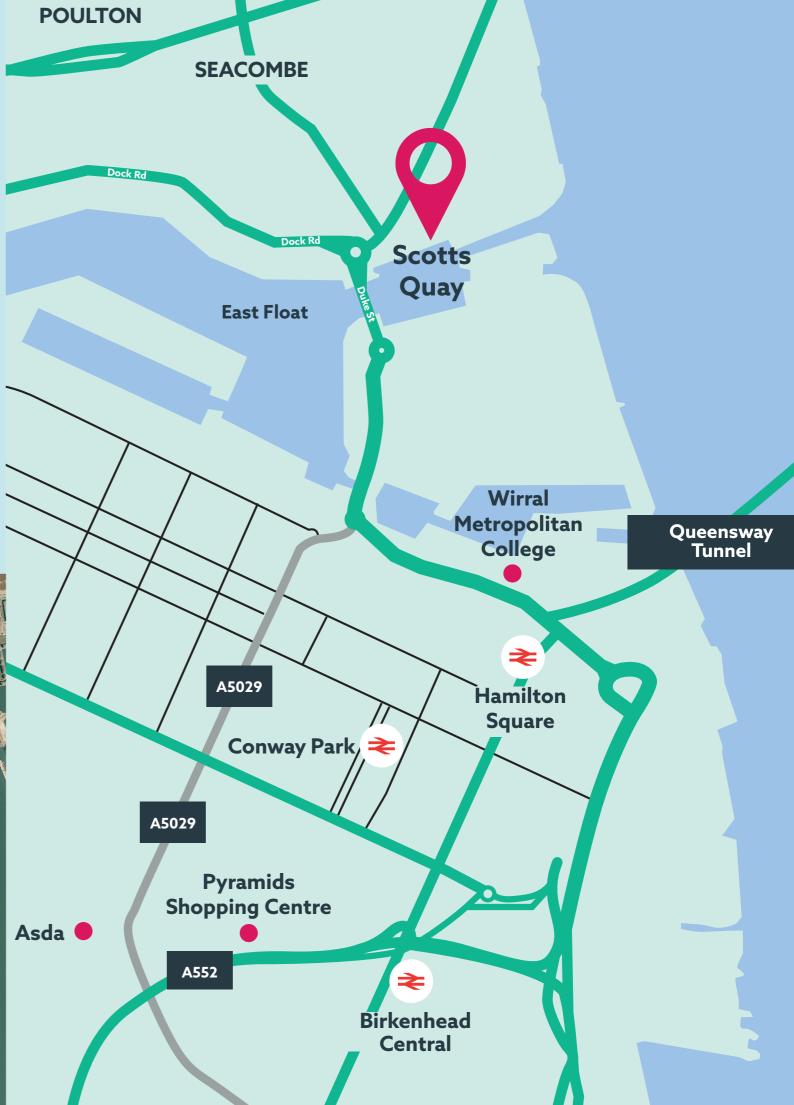
# **Our Location**

The site is located in a highly prominent position fronting Birkenhead Road (A554) and Dock Road (A5139) less than two miles from Junction 1, M53. Birkenhead Town Centre is approximately 1.5 miles to the south. The site is adjacent to the Twelve Quays Ferry Terminal and Wirral Waters development.

SAT NAV ref: CH44 7BU

## Wirral Waters Masterplan







# Information

#### Description

Comprises a highly prominent compound/yard which is fully fenced, and is suitable for a range of open storage/industrial uses.

#### Area

1.57 acres (0.635ha).

#### Rent

On Application.

## **Legal Costs**

Each party is to be responsible for their own costs.

#### VAT

All figures quoted are exclusive of VAT, which is payable at the prevailing rate.

### **Development Potential**

There is potential (subject to planning) for alternative uses such as Leisure, Retail and Car Showroom. Interested parties are to make their own enquiries with the local planning department at Wirral Borough Council.



# **CONTACT US**



#### Remi Smith

Remi.smith@gva.co.uk 0151 471 6719

#### Jonathan Lowe

Jonathan.lowe@gva.co.uk 0151 471 6729

#### egatOwen 0151 252 1144 www.legatowen.co.uk

#### **Tom Cooley**

tomcooley@legatowen.co.uk 01244 408238

#### Mark Diaper

markdiaper@legatowen.co.uk 01244 408236

