

**TO LET**

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**3 INDUSTRIAL UNITS 5,834 - 17,560 SQ FT  
AVAILABLE FOR IMMEDIATE OCCUPATION**

# Magazine Point

RIVERBANK ROAD, BROMBOROUGH, WIRRAL, CH62





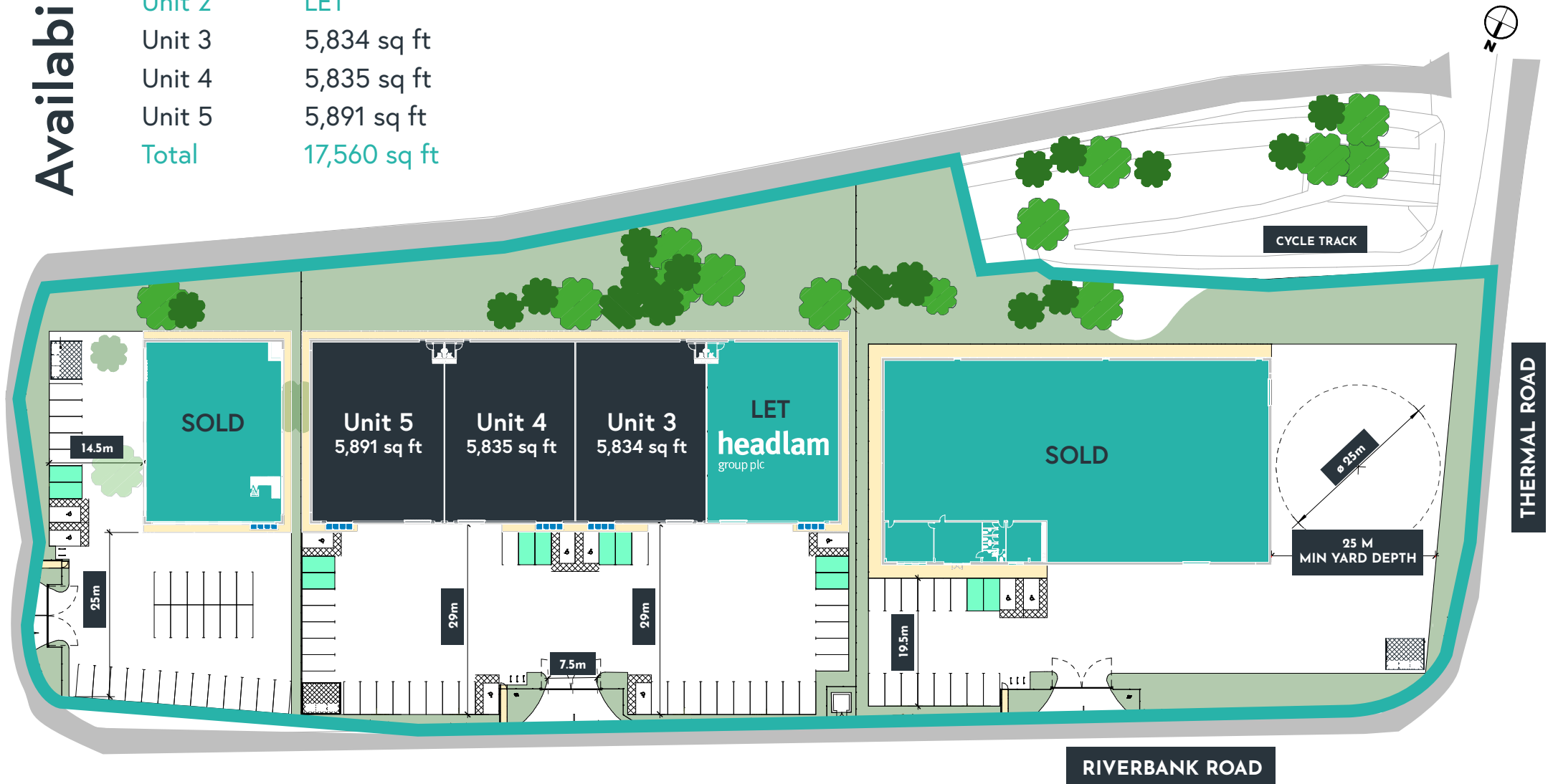
## Specification

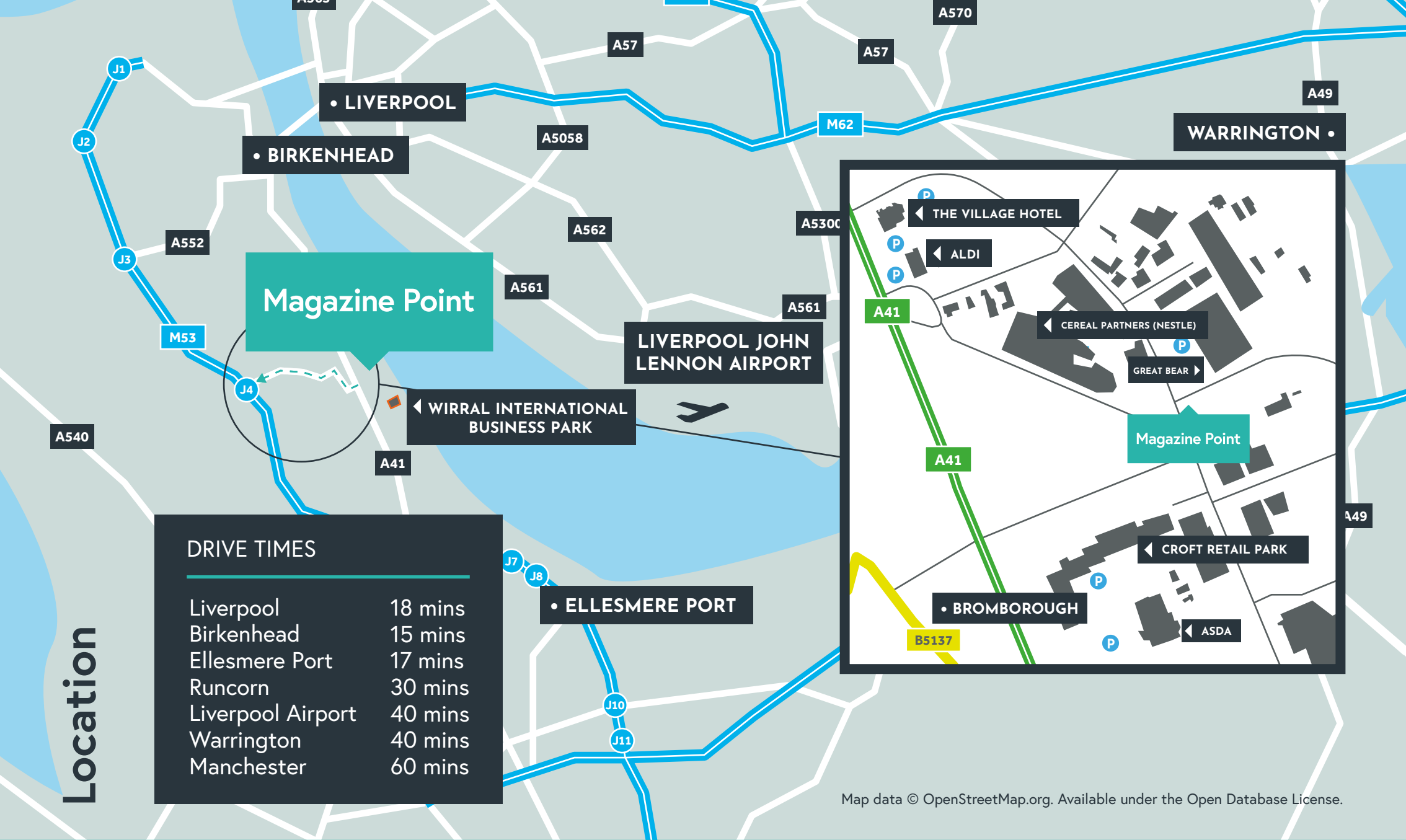
- 7.5m clear internal height
- Automatic powered loading doors
- 10% roof light coverage
- WC and Kitchenette provision
- Glazed feature entrance
- EPC A-rating
- Electric Vehicle charging points
- Service yard to accommodate HGV's
- 3-phase power supply
- Gas connection
- B1, B2, B8 Planning use

# Availability

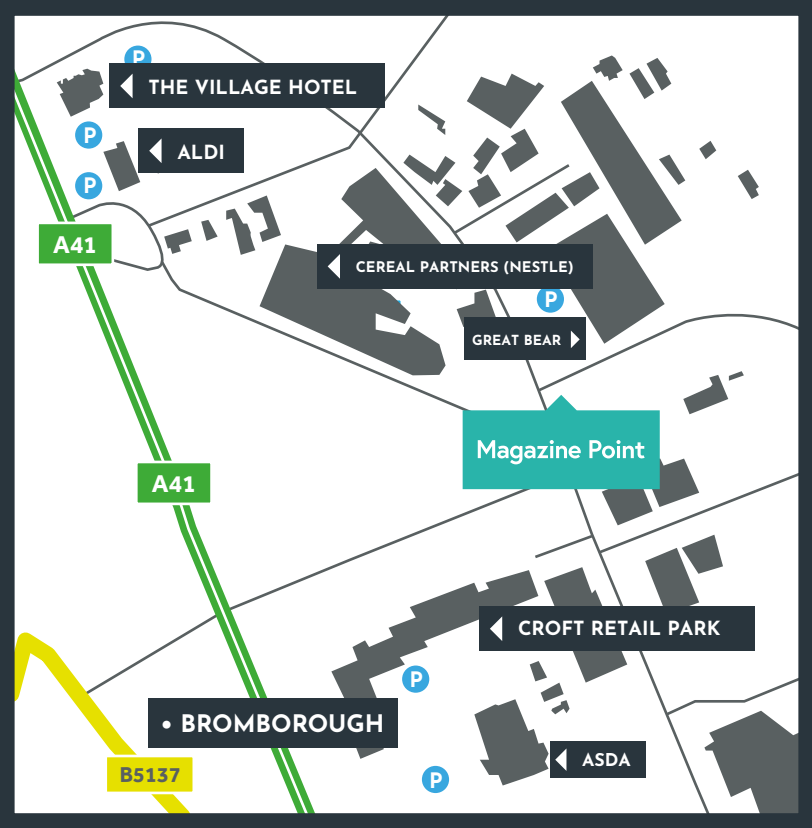
## Units available to Let

Unit 2	LET
Unit 3	5,834 sq ft
Unit 4	5,835 sq ft
Unit 5	5,891 sq ft
Total	17,560 sq ft





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**DRIVE TIMES**

Liverpool	18 mins
Birkenhead	15 mins
Ellesmere Port	17 mins
Runcorn	30 mins
Liverpool Airport	40 mins
Warrington	40 mins
Manchester	60 mins

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For more information get in touch with the agent.



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**METRO MAYOR**  
LIVERPOOL CITY REGION



Liverpool City Region  
Local Enterprise Partnership

STRATEGIC INVESTMENT FUND

**CODE FOR LEASING BUSINESS PREMISES**  
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

A development by



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WIRRAL, CH62

HOME

SPECIFICATION

AVAILABILITY

LOCATION

CONTACT