TO LET

THE ROCK RETAIL PARK

BIRKENHEAD, CH41 9DF

UNIT 5B – 7,477 SQ FT (694.6 SQ M) RETAIL UNIT TO LET

SUBJECT TO VACANT POSSESSION

LOCATION

Birkenhead is the dominant commercial and administrative centre for the Wirral. The town is strategically located 9.6 km (6 miles) south west of Liverpool. The town benefits from an excellent transport infrastructure with Junctions 1, 2 and 3 of the M53 motorway providing a direct link to the M56 and wider motorway network. The two Mersey Tunnels provide easy access to Liverpool city centre to the north east.

SITUATION

The site comprises a terrace of 5 units, a drive through restaurant together with a standalone DIY unit totalling approximately 120,832 sq ft (11,225 sq m) of retail warehousing accommodation. Access for customer parking is direct from New Chester Road (A41). Customer parking is to the front of the units with a total of 440 spaces.

PLANNING

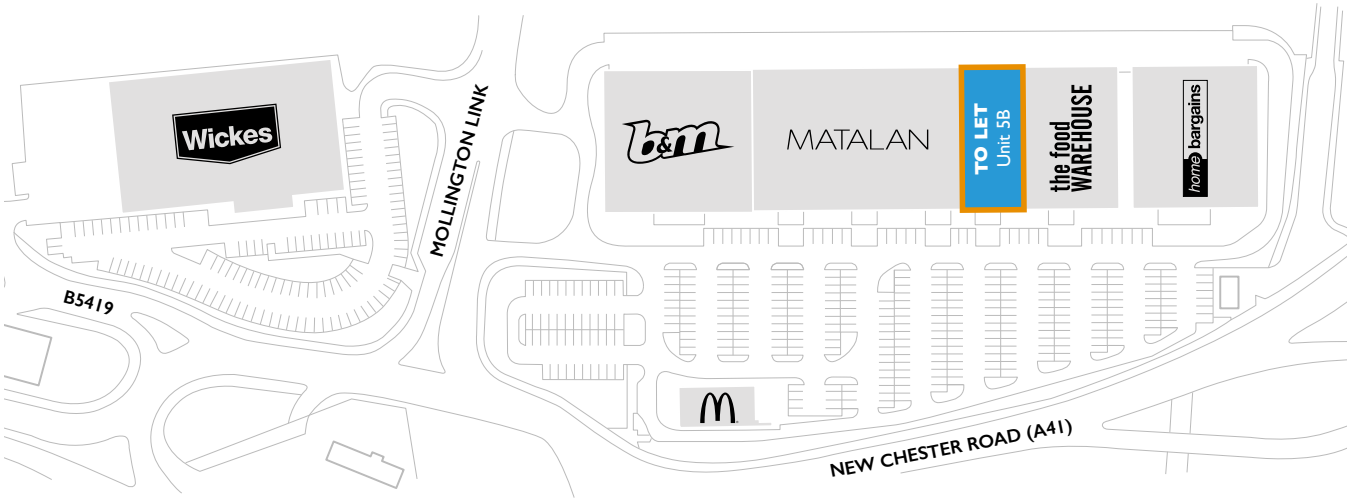
The property benefits from a wide bulky planning consent whilst permitting certain Open A1 uses.

UNIT TO LET

7,477 sq ft subject to vacant possession.
EPC – Available upon request.

TERMS

Further information available on request.



ACCOMMODATION

UNIT	GIA SQ FT	GIA SQ M
1. Wickes	29,454	2,736
2. B&M	20,146	1,872
3/4/5A. Matalan	31,333	2,911
5B. TO LET	7,477	695
6. The Food Warehouse	15,038	1,397
7. McDonald's Drive Thru	3,660	340
8. Home Bargains	17,749	1,649

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