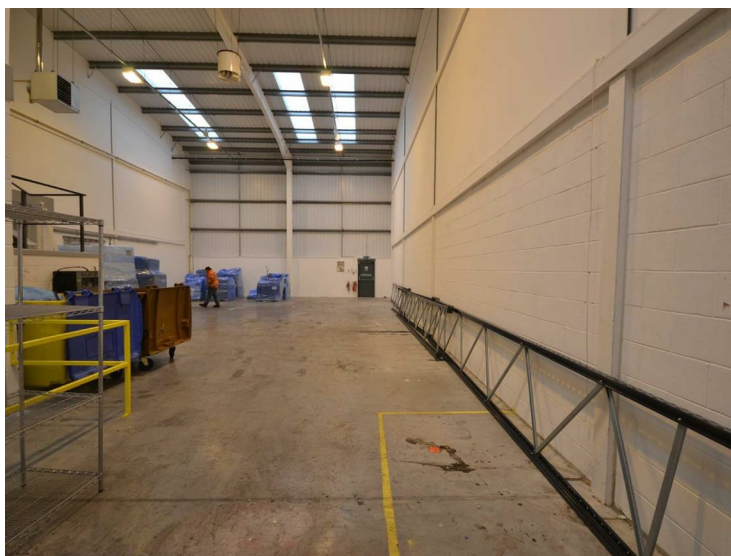


8 The Cross, Neston, Cheshire, CH64 9UB

Tel: 0151 3368171

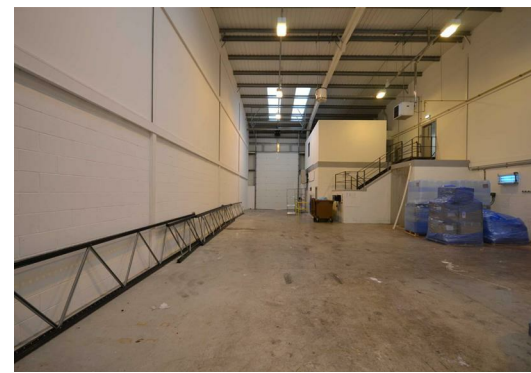
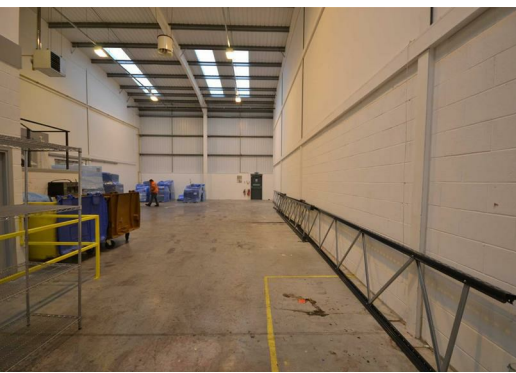
lettings@andrewsestates.co.uk

www.andrewsestates.co.uk



Unit 3 The Gateway, Wirral, Cheshire CH62 3NX
£20,000 Per Annum

*****NEW***** Andrews Estates are delighted to offer this modern unit for rental. The unit is 3500 sq/ft with a 400 ft office/lab space. It benefits from a reception on entry, toilets, disabled toilet, kitchen area, roller shutters to the front, main double door and single fire exit to the rear. The building's storage space and office's means that it can be used for a variety of business needs. Located in the Gateway industrial estate in Bromborough this provides easy access to motorway links to Chester, Manchester and Liverpool. Early viewings a must. Enquire on length of lease.







Bromborough Branch
25 Allport Lane, Bromborough, Wirral CH62 7HH
Tel: 0151 334 6226
Email: bromborough@andrewsastates.co.uk

Prenton Branch
351 Woodchurch Road, Prenton, Wirral, CH12 8PE
Tel: 0151 609 2717
Email: prenton@andrewsastates.co.uk

Little Sutton Branch
335 Chester Road, Little Sutton, Wirral, CH12 8PE
Tel: 0151 348 2200
Email: little Sutton@andrewsastates.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC