

Woodside Business Park

Leasehold | Office

Shore Road, Birkenhead, CH41 1EL

from c. 360 Sq Ft to 3,659 Sq Ft



To Let | from £10.00 - £12.00 per sq ft



Key information



Rent

£10.00-£12.00
Per sq ft



Service Charge

£0.88
Per sq ft



Rates

£TBC
Per sq ft



EPC Rating

On Application

Description

Woodside Business Park is a landscaped office and industrial scheme on the Wirral banks of the River Mersey, providing units fronting the river with fantastic views across the water towards Liverpool. The park provides a range of office suites from 360 sq ft to 3,659 sq ft, with various sizes available to suit different business needs.

Set within a well-established, mixed-use business location within the Wirral Waters scheme, Woodside Business Park is ideal for businesses seeking professional space in a strategic location.

A parking permit system is in operation.



Amenities



24/7 Access



Coffee Bar



Car Parking



Transport Link



Motorway
Access



Waterfront
Location

Location

Woodside Business Park provides a highly accessible location on the Wirral, benefiting from excellent transport connections.

The business park is accessed via Shore Road, which connects directly to Chester Street (A41) and Canning Street (A554). Woodside is just 300 metres from Hamilton Square train station, providing direct rail services to Liverpool and beyond and only 100 metres from the Woodside Ferry Terminal, offering alternative transport across the River Mersey. The site also benefits from convenient access to the M53 motorway and A41.

Address: [Shore Road, Birkenhead, CH41 1EL](#)

What3words: [///issued.dared.damp](#)

Locations

Birkenhead: 1.2 miles

Liverpool: 3.3 miles

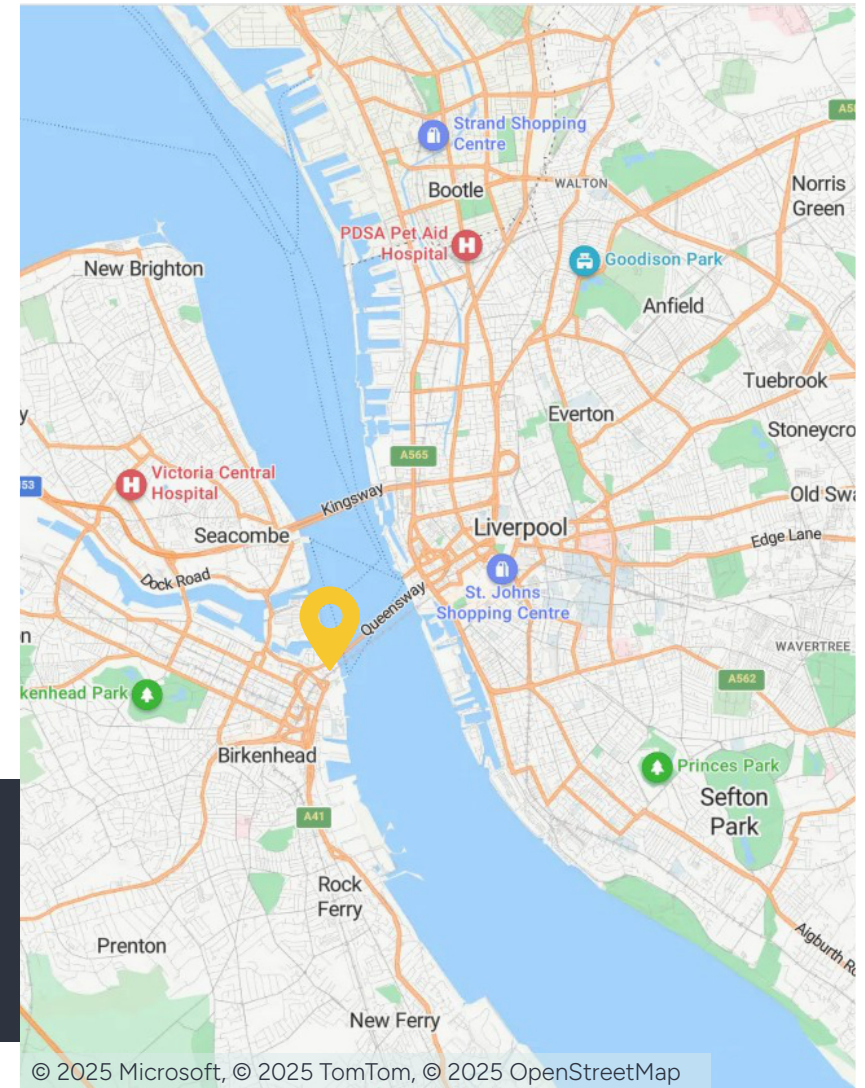
Chester: 16.8 miles

Nearest station

Hamilton Square: 0.2 miles

Nearest airport

Liverpool John Lennon: 10.2 miles



Further information

Rent

Rents range from £10.00 to £12.00 psf.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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



Further information

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC

The EPC certificates are available on request.

Service Charge

A service charge is payable in respect of the upkeep of the common parts and is currently set at £0.88 psf.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us



Adam Fleming

0151 242 1095

adam.fleming@fishergerman.co.uk



Erica Saxon

0151 242 8960

erica.saxon@fishergerman.co.uk



Daniel Doherty

01565 757 984

daniel.doherty@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated January 2026. Photographs dated May 2023.



This brochure is fully recyclable