



COMMERCIAL PROPERTY PARTNERS

To Let

ARC 500, Campbeltown Road
Tranmere
Birkenhead
CH41 9HP



497,201 Sq Ft (46,189.97 Sq M)

- Immediately available
- Grade A, cross-docked logistics unit
- Up To 1750 Kva

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Location

Arc 500 occupies a prominent position on Campbeltown Road off New Chester Road (A41), next to the world renowned ship builder Cammell Laird.

The facility is strategically situated 3.2 miles from the Kingsway Tunnel which sees an average of 45,000 vehicles passing through daily and just 3.5 miles from the M53 J3 providing access to the broader national motorway network.

Description

Arc 500 benefits from up to 15m clear internal eaves, cross docked loading via 56 dock level loading doors and 8 level access loading doors.

Additional features will include:

- > EPC Rating Of A
- > EV Charging Points
- > Up To 1750 Kva
- > Two Storey Offices
- > Raised Floors
- > 15m Eaves

Accommodation

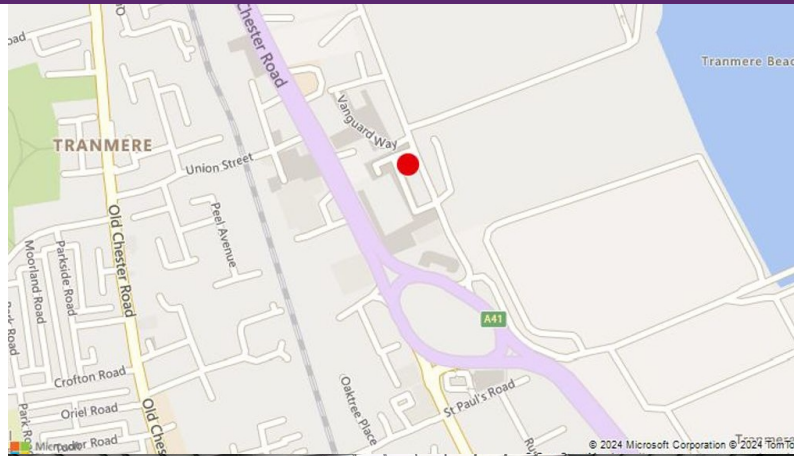
DESCRIPTION	SQ FT	SQ M
Warehouse	465,967	43,288.33
First & Second Floor Offices	24,590	2,284.41
Hub 1 & 2	6,318	586.94
Gatehouse	326	30.29
TOTAL	497,201 SQ FT	46,189.97 SQ M

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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June 2026

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