

MAGAZINE²

Riverbank Road, Bromborough, CH62 3JQ

FOR SALE / TO LET

13,089 SQ FT MANUFACTURING AND LOGISTICS UNIT



A DEVELOPMENT BY





ACCOMMODATION

| Unit | Sq Ft | Availability | Completion |
|--------------|---------------|--------------|------------|
| Unit 1 - GIA | 18,002 | Under Offer | Q4 2026 |
| Unit 2 - GIA | 13,089 | Available | Q4 2026 |
| Total | 31,091 | | |

The site extends to approximately 2.49 acres (1.01 hectares)

LegatOwen
CHARTERED SURVEYORS
0151 252 1144
legatowen.co.uk

B8
0151 675 5000
www.b8re.com

PLANNING

Planning has been submitted under APP/25/01285 and will be suitable for B1/B2/B8 use.

VIEWING

By prior appointment through the joint agents.

Mark Diaper

07734 711409

Markdiaper@legatowen.co.uk

Alex Perratt

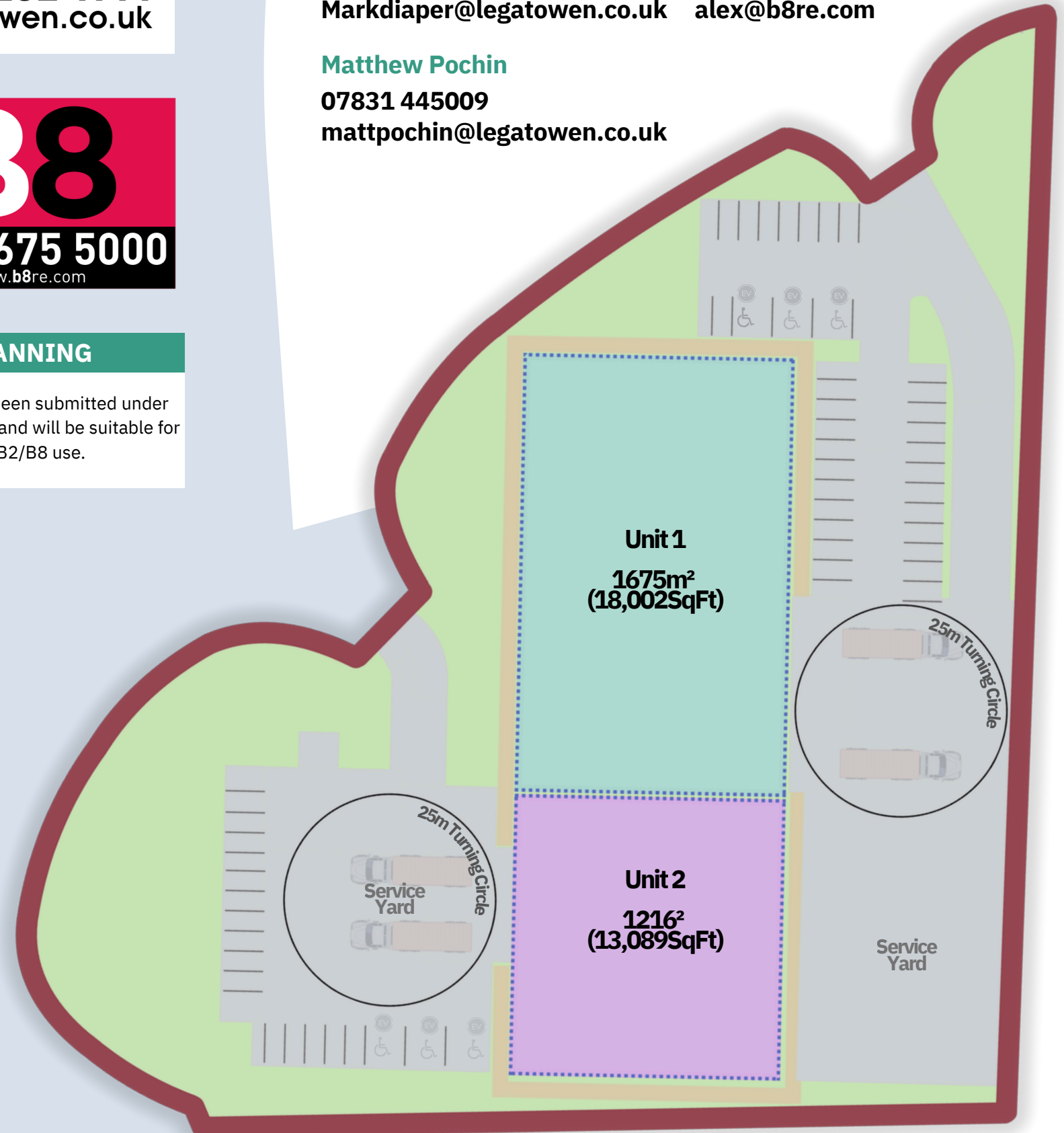
07951 277612

alex@b8re.com

Matthew Pochin

07831 445009

mattpochin@legatowen.co.uk



MAGAZINE²



MAGAZINE²
















“Magazine 2 will provide a great addition to the Bromborough industrial market. The self-contained loading yard, 7.5m eaves and dedicated office/amenity area provides perfect Grade A Industrial space for SME businesses.”

Alex Perratt - Lead agent @ B8 Real Estate



SITE FEATURES:

-  Steel portal frame
-  3-Phase Power
-  10% rooflights
-  Office/amenity block
-  1 Level Access Door
-  Secure self contained yard
-  7.5m Eaves height
-  50KN floor loading
-  EV charging
-  **EPC** Targeting EPC A
-  35M Yard depth
-  21 car parking spaces
-  Solar panels



MAGAZINE²

Magazine 2 is located just off the A41, on Wirral International Business Park in Bromborough. Situated less than 3 miles from Junction 5 of the M53 and circa 4 miles south of Birkenhead. Wirral International Business Park comprises a mixture of established industrial occupiers together with a number of new and high quality developments. The successful Croft Retail and Leisure Park is situated just a short distance from the property, providing over half-a-million square feet of accommodation, with occupiers including Curry's, M&S and Halfords.





“We are proud to deliver another warehouse and logistics scheme within Bromborough Industrial Estate. Yet another milestone in our mission to provide high quality spaces for businesses to grow”

Tom Booton - Redsun Projects





ABOUT THE DEVELOPER

At Redsun, we believe that space creates opportunity. Since 2008, we've been delivering modern, high-quality industrial and commercial buildings that help businesses grow, create jobs, and strengthen regional economies.

We focus on creating thriving hubs of business and activity across the Northwest, West Midlands, and North Wales. Every project we deliver is focused on unlocking potential, connecting people and places, and enabling growth.

What makes us different is the way we work. We're a small, hands-on team - when you deal with Redsun, you're dealing with us directly, from the first conversation to years down the line. We pride ourselves on being approachable, responsive, and long-term partners for our tenants.

Over the last 17 years, we've delivered more than 1.8 million sq ft of space, from small 3,000 sq ft starter units to 280,000 sq ft distribution centres. Our occupiers range from household names like Tesco, Screwfix, Travis Perkins, and Halfords, to local firms driving manufacturing and innovation. Each project is designed to give businesses the space they need to succeed, today and into the future.

Because for us, it's never just about buildings. It's about creating the right space, in the right place, for businesses and people to succeed.



OUR TIMELINE

2008 - FOUNDATION

Redsun established with a mission to create high-quality industrial and commercial space that enables business to thrive.

2011-2016 - EARLY GROWTH

Delivered over 400,000 sq ft across key sites including Tebay Road (Bromborough, 125,000 sq ft), Venture Point (Speke, 75,000 sq ft), and Turbine (Birkenhead, 90,000 sq ft).

2017-2018 - SCALING UP

Completed large-scale schemes such as Powerstation (Bromborough, 100,000 sq ft) and Senate (Aintree, 170,000 sq ft), cementing Redsun as a major regional developer.

2020-2021 - BREAKING THE MILLION MARK

With Aviator (Ellesmere Port, 125,000 sq ft) and Riverview 3 (Bromborough, 115,000 sq ft), Redsun surpassed 1 million sq ft delivered.

2022-2023 - LANDMARK PROJECTS

Delivered Aviator 2 (Ellesmere Port, 280,000 sq ft) – Redsun's largest single development to date – alongside Pioneer Park (Telford, 77,000 sq ft) and Vista (Hawarden, 66,000 sq ft).

2024-2025 AND BEYOND - CONTINUING MOMENTUM

New schemes including Croft (Bromborough, 66,000 sq ft), KH2 (Knowsley, 14,000 sq ft) and Hub50 (Knowsley, 50,000 sq ft) push Redsun's track record to over 1.8 million sq ft of completed developments.



VIEWING

By prior appointment through the joint agents.

Mark Diaper
07734 711409
markdiaper@legatowen.co.uk

Matthew Pochin
07831 445009
mattpochin@legatowen.co.uk

LegatOwen
CHARTERED SURVEYORS
0151 252 1144
legatowen.co.uk

Alex Perratt
07951 277612
alex@b8re.com



PRICE / RENT

On application

TENURE

Leasehold

PLANNING

Planning has been submitted under APP/25/01285 and will be suitable for B1/B2/B8 use.

PLANS / PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CODE FOR LEASE 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.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. August 2025.



MAGAZINE 2