

LIVER INDUSTRIAL ESTATE

AINTREE

LIVERPOOL, L9 7ES



FOR SALE / TO LET

WAREHOUSE / INDUSTRIAL UNITS

WITH SELF CONTAINED YARD AREA

508-1,037.9sqm (5,465-11,172sqft)

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock & Wright
CHARTERED SURVEYORS **Partners**
0151 227 3400
www.hitchcockwright.co.uk

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LOCATION

The subject premises are located on the well established Liver Industrial Estate just off Long Lane in close proximity to Taskers DIY.

ACCOMMODATION

The subject units are of steel portal frame with brick elevations to approximately 2 metres with profile steel cladding above. Internally the units benefit from office, toilet and kitchen facilities. The units have been fully refurbished internally and are available for immediate occupation. Externally, the units benefit from secure yard areas with palisade fencing to the perimeter.

FLOOR AREAS

The units have been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a gross internal basis as follows:-

UNIT	SQ.FT	SQ.M	RENTAL P.A.X
G9	5,465	508	£26,000
G10	5,707	530	£27,100
TOTAL	11,172	1,038	£53,100

TERMS

Units are available on flexible lease terms or alternatively our clients may consider a potential disposal of their freehold interest. Please contact the Hitchcock Wright office for further details.

SERVICE CHARGE

A service charge will be levied by the landlord to recoup the cost of Estate Services provided to include inter alia Building Insurance, external repair and maintenance and cleaning.

BUSINESS RATES

The tenant will be responsible for the payment of all rates and taxes associated with their occupation.

Unit G9	Rateable Value	£14,000
	Rates Payable 2007/2008	£5,964
Unit G10	Rateable Value	£13,750
	Rates Payable 2007/2008	£5,857.50

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact NEIL KIRKHAM, Hitchcock Wright & Partners.

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Details Prepared JULY 2007



"MOST ACTIVE NORTH WEST AGENT 2005"
"MOST ACTIVE NORTH WEST AGENT 2006"

hitchcockwright.co.uk

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