

FOR SALE



12 – 14 Sinclair Way, Prescot L34 1QL



Light Industrial end of terrace units with two storey office accommodation and warehouse



1,920 -3,952 sq ft

Total Area



On Application

Price



£14,750

Rates - RV



D-87

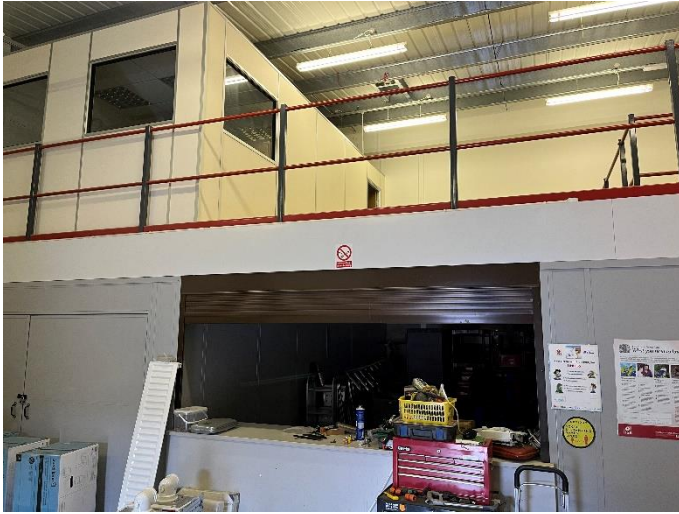
EPC

- Modern accommodation constructed in 2008
- Well established office and business park
- Proximity to M57 and M62 motorways
- Electric roller shutter doors
- Additional mezzanine space throughout
- Can be split and sold separately

LOCATION

The property is located within Prescot Office & Business Park on Sinclair Way, a mix of office and light industrial properties constructed in the late 2000's. It is a short distance from Junction 2 of the M57 and Junction 6 of the M62 respectively.

Close to Cables Retail Park containing occupiers such as Tesco, M&S, TK Maxx and McDonald's.



Description

Self-contained end of terrace modern industrial units with shared yard, 7 designated parking spaces and roller shutter doors. Unit 14 has been converted to office accommodation set over two floors, whilst Unit 12 adjoining is a warehouse containing mezzanine space, also with some ancillary office space within. The property is of brick construction with metal cladding for the top third leading to the roof.

Area

Description	SQ M	SQ FT
Unit 12 Warehouse (GIA)		
Main Warehouse	120.77	1,300
Mezzanine Space	57.60	620
TOTAL	178.37	1,920
Unit 14 – Office (NIA)		
Ground	101.17	1,089
1 st Floor inc Mezzanine	87.60	94
TOTAL	188.77	2,032
TOTAL OF UNITS	367.14	3,952



Units available as a whole or split.

Tenure

The property is held on a residue of a 250 year term from 2007.

Price

On application.

Rates

Rateable Value April 2023 Valuation to present:
£14,750

EPC

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Services

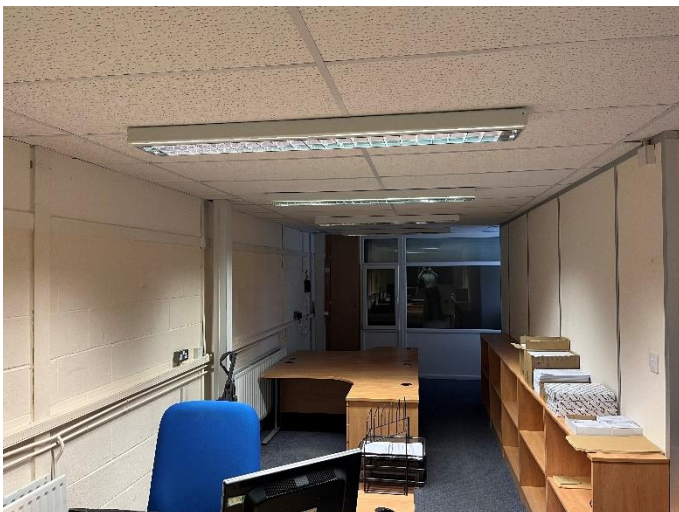
The premises currently benefit from gas supply and 3-phase electricity.

Legal costs

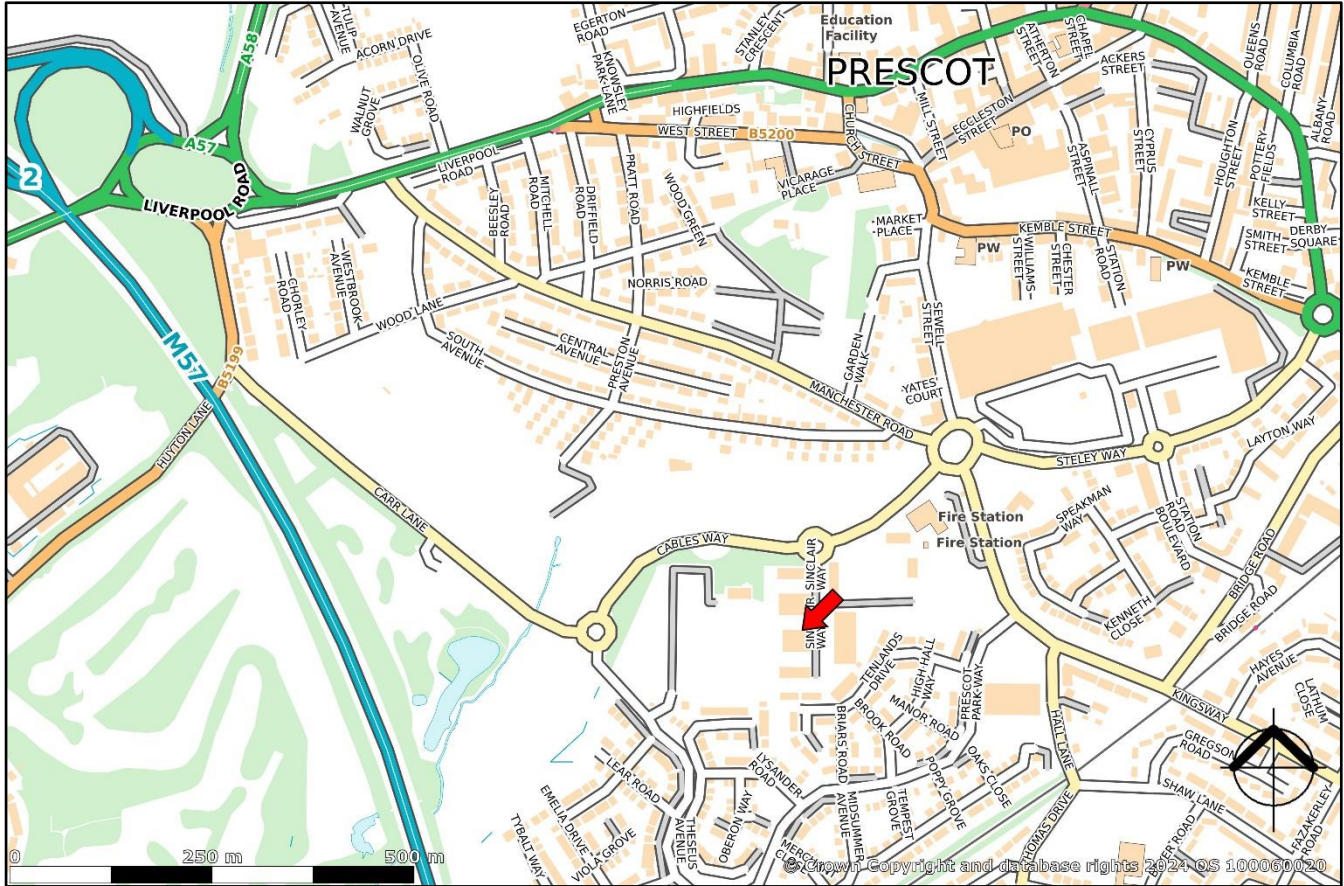
Each party to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.



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For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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