



TO LET

Trade/Warehouse/Industrial

5,627 sq.ft (523 sq.m)

Unit 26, The Sandon Estate, Sandon Way, Liverpool L5 9YN

- Popular trade counter location fronting Derby Road (A565)
- Substantial Landlord Refurbishment
- Close proximity to City Centre and new Everton FC Stadium

LCP

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UNDER REFURBISHMENT



Unit 26, The Sandon Estate, Sandon Way, Liverpool L5 9YN

Areas (Approx. Gross Internal)

Warehouse	5,391 sq.ft	(501 sq.m)
Inc Ancillary areas	236 sq.ft	(22 sq.m)
Total	5,627sq.ft	(523 sq.m)

Description:

- Mid terrace, steel portal frame unit with approx. 4.8m minimum eaves height
- New electric operated roller shutter being installed as part of Landlord refurbishment
- LED lighting
- Floor mounted heating in warehouse
- Parking and secure bin store to front elevation

Rent POA.

Business Rates

Rateable Value : £31,500

Business Rates contact : Liverpool City Council

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

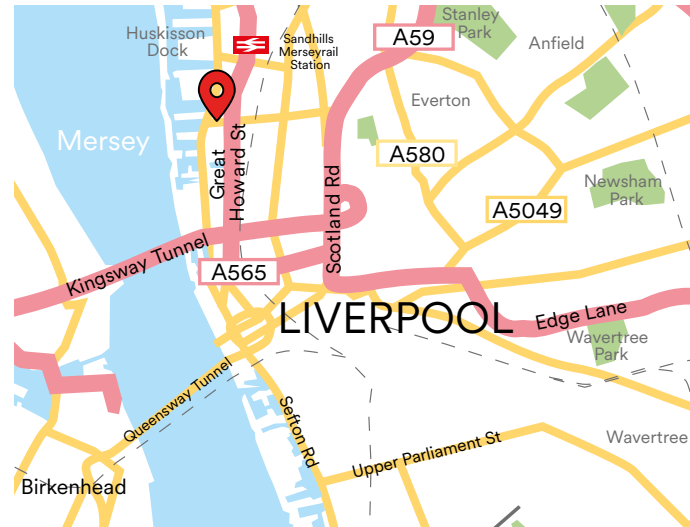
D-85. Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - L5 9YN

The property is located within the established Sandon Industrial Estate which is approximately 1.5 miles north of Liverpool city centre.

The Estate is accessed directly from Regent Road and Boundary Street which in turn leads onto Derby Road (A565) one of the main arterial routes in and out of the city centre. Furthermore, the Switch Island junctions of the M57 and M58 motorways is approximately 3 miles to the north and provides access to the regional national motorway network whilst Sandhills Merseyrail Station located within close proximity.

The new Everton FC ground is under construction and within a 2 minute walk of the estate.

Viewing

Strictly via prior appointment with the appointed agent



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