

TO BE  
REFURBISHED

LIVERPOOL CITY CENTRE →



AVAILABLE AUGUST 2024

**TO LET**

Industrial / Warehouse Unit

5,590 sq.ft (519 sq.m)

Unit 3 Harlow Street, The Grain Estate, Liverpool L8 4UG

- Prominently Situated
- Full Height electric roller shutter door
- 2 miles south of Liverpool
- Extensive Secure Service Yard



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# Unit 3 Harlow Street, The Grain Estate, Liverpool L8 4UG



INDICATIVE IMAGERY



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## Unit 3 Harlow Street, The Grain Estate, Liverpool L8 4UG

### Areas (Approx. Gross Internal)

Warehouse	5,590 sq.ft	(519 sq.m)
<b>Total</b>	<b>5,590 sq.ft</b>	<b>(519 sq.m)</b>

### Description:

- Steel portal frame clear span factory space
- Eaves height approximately 6.5m
- LED lighting throughout the office and factory areas
- Full Height electric roller shutter door
- Ambi-rad heaters
- Male and female toilet facilities

### Rent

£43,000 per annum

### Business Rates

Business Rates contact: Liverpool City Council

Rateable Value: £24,500 per annum.

### 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

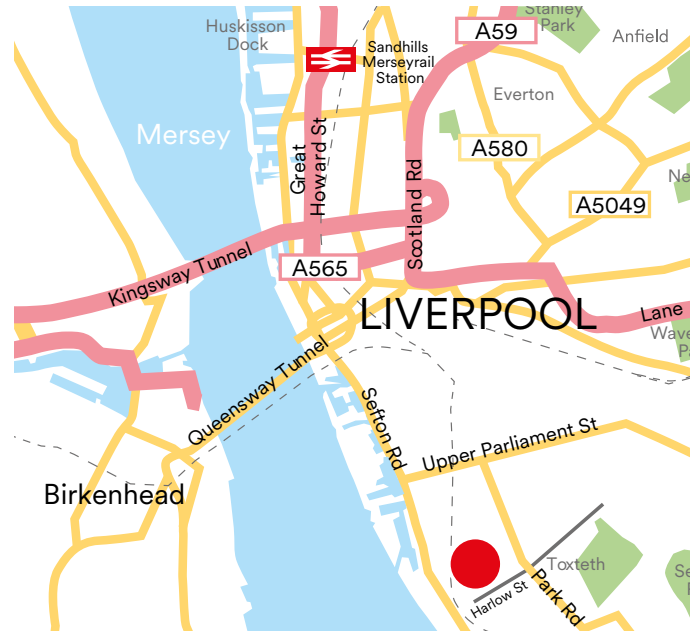
Further information available upon request

### Planning

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 - L8 4UG

The Grain Estate is strategically located off Harlow Street within approximately 2 miles south of Liverpool City Centre.

Harlow Street is within close proximity to Park Road (A561) one of the principal arterial routes to Liverpool John Lennon Airport and The Port of Garston, approximately 6 miles to the south

Public transport amenities include the nearby Brunswick Merseyrail Station off Sefton Street less than 0.5 miles to the west.

### Viewing

Strictly via prior appointment with the appointed agent



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