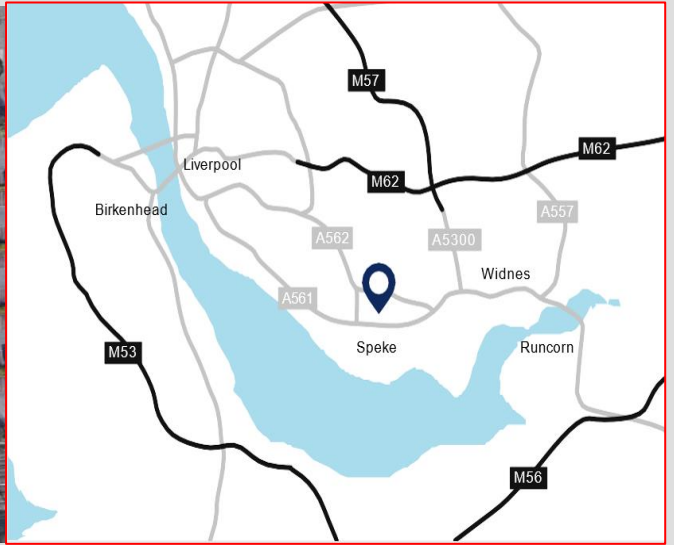




Unit A3 Sprint Way, Speke, L24 9AB

3,321 sq ft

- Secure gated estate
- Modern specification and build
- 6m eaves height
- 5m electrically operated warehouse doors
- 3-phase electricity



LOCATION

Sprint Way is well located in the heart of Speke, 0.25 miles off Speke Boulevard (A561), within 1 mile of Liverpool John Lennon Airport and 10 miles to the south of Liverpool City Centre.

ACCOMMODATION

	Size (sq ft)	Size (sq m)
TOTAL	3,321	308.54

DESCRIPTION

Modern Industrial / Trade Counter unit benefitting from the following basic specification :-

- Steel Portal Frame Construction
- 6m eaves
- 1 no level access loading door
- Kitchnette and WC amenity facilities

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices are exclusive of but may be liable to VAT at the prevailing rate.

EPC

A full Energy Performance Certificate is available upon request

TERMS

Assignment/Subletting of clients existing lease – Further details available upon request

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

VIEWINGS

For further information please contact:

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