

# RIDLEYTHAW



## TO LET

**Warehouse**  
**6,027 sq.ft (559.96 sq.m)**

**Unit 31 Wellington Employment Park**  
**Dunes Way**  
**Liverpool**  
**L5 9RJ**

- **Modern, well-maintained unit**
- **Business Park Setting**
- **On site parking & loading**

**0161 669 4000 | [rtlip.co.uk](http://rtlip.co.uk)**

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## Location

The subject property is situated on Wellington Employment Park which is a high-quality modern industrial estate situated approximately 2 miles north of Liverpool City Centre. The estate forms part of a well-established commercial and industrial area and sits within 1 mile of A59 providing connections to North Liverpool and the Mersey Tunnels to Wirral and Cheshire.

## Description

The property comprises an impressive modern warehouse which is fitted out to a high specification. Outside there is a good-sized yard with adequate room for car parking and loading. The unit benefits from the following features:

- Electric Roller Shutters
- 3 Phase Electricity
- Onsite Parking

## Accommodation

Warehouse	5,447 sq.ft	(506.05 sq.m)
Mezzanine	580 sq.ft	(53.92 sq.m)
<b>Total</b>	<b>6,027sq.ft</b>	<b>(559.96sq.m)</b>

## Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

## Rental

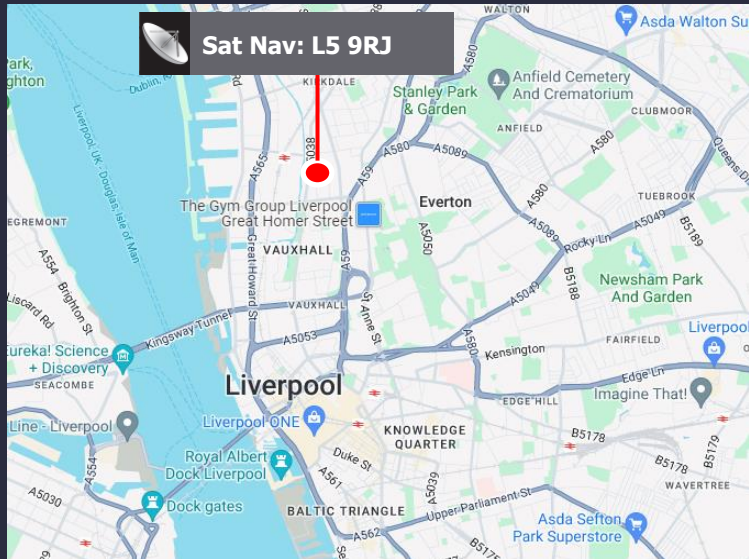
£60,000 per annum payable quarterly in advance

## VAT

All figures are exclusive of, but may be subject to VAT.

## Viewing/ further information Please contact:

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