

# TO LET

## Liverpool

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## Secure Yard & Unit Rear Site 1 - 2 Stretton Way , Huyton, Liverpool, Merseyside L36 6JF

- Under Refurbishment
- Works to complet end January 2024
- New Fri lease
- £ 45,000
- X 2 small lock ups also available from 500 sqft

**3,660 - 4,860 sq ft**  
**(340.01 - 451.49 sq m)**



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## Rear Site 1 - 2 Stretton Way , Huyton, Liverpool, Merseyside L36 6JF



**Location** The property is located within Huyton Business Park and is strategically situated within 1/4 mile of the M57/M62 interchange, Tarbock Island, at Junction 6 of the M62 and Junction 1 of the M57.

It fronts Stretton Way, which is accessed off Wilson Road, the central spine road through the Huyton Industrial Estate.

Liverpool John Lennon Airport is approximately 5 miles to the South and is easily accessible via the A5300 Knowsley Expressway which also provides easy access to Widnes and Runcorn.

**Description** Our clients have recently purchased the entire site and will use part of the building and secure compound for their own use. The residue of the building is being comprehensively refurbished to provide clear production/storage accommodation with office, kitchen and toilet facilities.

It has an internal working height of 4 m, LED lighting, 3 phase electric and a level access door which leads to a secure yard of circa 0.35 acres

The yard is predominantly hard standing, lit, secured by anti-ram raid barriers and enveloped with secure fencing and sliding gates

### Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	Acres	Hectares
Main Production/storage	3,660	1,481.2
Store 2	700	283.29
Store 3	500	202.35
<b>Total</b>	<b>4,860</b>	<b>451.49</b>

### Terms

Available to lease on new FR & I terms for 3 to 5 years

### Rateable Value

Interested parties are requested to contact the local authority.

### VAT

VAT will be payable at the prevailing rate.

### Legal Costs

Each party to responsible for their own costs in relation to any transaction.

### Further Information

Please contact the sole agents, LM6:  
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