

TO LET

North Liverpool

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Modern Warehouse Unit

Unit 38 & 40

Sandy Road, Seaforth, Liverpool, Merseyside L21 3TW

- 1/4 mile from Liverpool's Docks (Main Deep Sea Terminal)
- 2.7 miles to J1/M57
- 5.11m eaves height
- 2x full height loading doors
- Two storey modern offices
- Secure yard & separate car parking
- 3 Phase Electricity

10,470 sq ft
(972.66 sq m)



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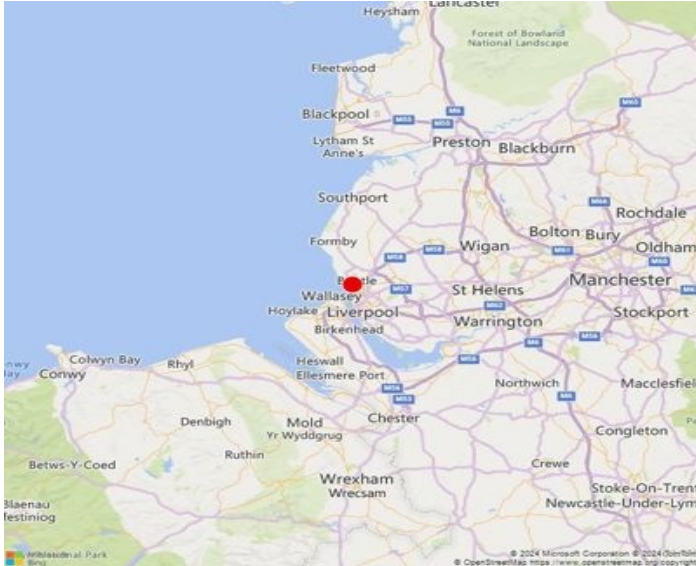
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Unit 38 & 40

Sandy Road, Seaforth, Liverpool, Merseyside L21 3TW



Location

The premises are situated on Sandy Road, Seaforth. It benefits from excellent proximity to Dunnings Bridge Road (A5036) and the Liverpool Docks.

In addition, the premises has excellent communication with the M57/M58/A59, which is located 2.75 miles to the north east.

Description

The property comprises a warehouse and office within a secure site with a loading yard and car parking on the side elevation.

Brief Specification:

- Main single bay semi-detached warehouse
- 2 Full height loading doors to the 2 units
- Profile insulated metal cladding
- Integral two storey modern offices with suspended ceilings & CAT 2 lighting
- 5.11m eaves height - 6.35m to roof pitch
- Secure yard & separate car parking
- Kitchen facility & WC's

Energy Performance Certificate

An energy performance certificate is available on request.

Rent

£60,000 Per Annum (VAT TBC)

Accommodation

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

	sq ft	sq m
Main Warehouse	5,235	486.33
Side Warehouse	1,839	170.84
Two Storey Offices	3,396	315.49
Total	10,470	972.66

Terms

The unit is offered on FR&I lease terms for a term to be agreed, at an annual rental of £60,000 (VAT TBC).

Rateable Value

Unit 38: The Rateable Value is £29,500 effective from 1 April 2023 (Ref: N00307210036035)

Unit 40: The Rateable Value is £8,300 effective from 1 April 2023 (Ref: N00307210080048)

Interested parties are requested to contact Sefton Borough Council, Business Rates Dept, on 0151 934 4360. Rates payable c. £18,000 pa.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

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

Anti Money Laundering (AML)

To comply with Anti-Money Laundering Regulations, two forms of identification & utility bill will be required by the tenants Directors/owners.

Please contact me should you require any further information.

Viewings & Further Information

Please contact the sole agents, LM6:

Phil Morley

Mobile: 07976 288497

Email: phil.morley@lm6.co.uk