

TO LET

Liverpool

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Refurbished Warehouse/Production Unit G11, Liver Industrial Estate Long Lane, Liverpool, Merseyside L9 7ES

- Steel portal frame
- Secure yard areas
- 5.5m eaves
- Rent: £ 27,000 per annum + VAT

2,700 sq ft (250.83 sq m)



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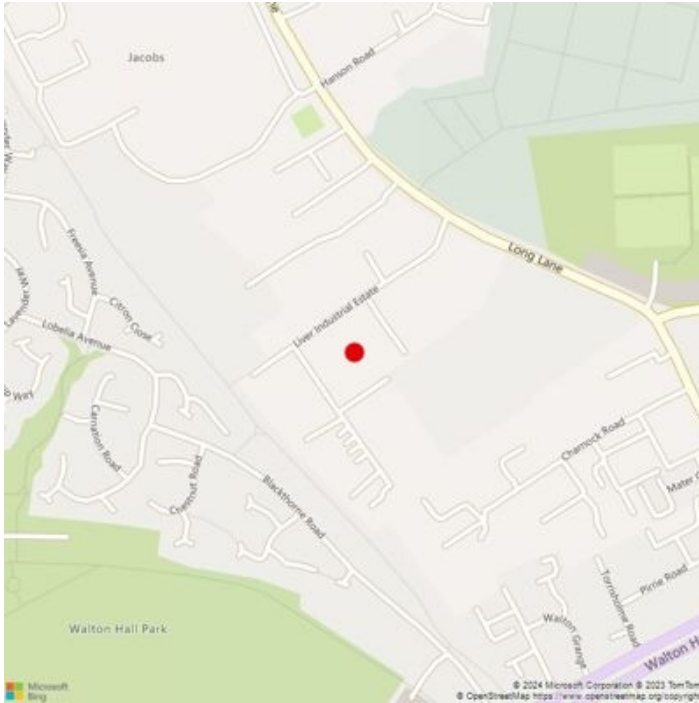
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Location Liver Industrial Estate is located in Aintree, Liverpool and is accessed off Long Lane/Stopgate Lane (B5187) which links with the A580 to the South and A59 to the North.

The property is located directly opposite to Taskers DIY/Homestore located just 2 minutes from the East Lincs Road (A580) with local occupiers including Home Store, Furniture Brands, and Plumb Center.

Description Terraced unit of steel portal frame construction with ancillary offices.

The unit has recently been refurbished, has an internal eaves height of 5.5m and serviced by a full height loading door.

Externally the unit shares a large yard area to the side elevation which is accessed via secure gates and benefits from an additional yard area fronting the main estate Rd

Energy Performance Certificate An energy performance certificate is available on request.

Accommodation

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

Total	2,700	250.83
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Terms

The unit is offered by way of new Fr & i lease at an annual rental of £ 27,000 per annum + VAT

Rateable Value

Interested parties are requested to contact the local authority and we understand it has an RV of £ 13,250

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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