

0151 268 5280

eddisons.com

TO LET – WAREHOUSE & OFFICES

Eddisons



## UNIT 6, BRICKFIELDS, HUYTON, LIVERPOOL L36 6HY

**Rent £78,100 per annum**

**Size: 907 sq m (9,762 sq ft)**

- Prominent location fronting Brickfields on established Huyton Industrial Estate
- Close to M62 / M57 Interchange
- Self-contained site with two storey offices and dedicated yard

## LOCATION

The subject property is located on Brickfields a main estate road within the Huyton Industrial Estate. Brickfields leads to Wilson Road and in turn via Cronton Road (A5080) to the intersection of the M62 and M57 motorways.

## DESCRIPTION

The property comprises a detached warehouse of steel portal frame construction with integral two storey offices and dedicated yard to the front.

The property benefits from a profile metal clad roof incorporating translucent roof lights, block/profile metal clad walls and concrete floor. It is lit via LED lighting and is not heated. It benefits from two roller shutter doors and is built to a clear eaves height of 5.11 metre and apex height of 6.68 metres.

Internally, the offices are finished with painted plaster walls and ceiling, hardwood floor, recessed bulb lighting and wall mounted electric heating an benefitting from double glazed windows.

The external yard is tarmac surfaced and surrounded by palisade fencing.

## ACCOMMODATION

We have measured the property on the basis of its Gross Internal Area (GIA) as follows:

UNIT	M <sup>2</sup>	SQ FT
Warehouse	744.4	8,012
Grd / First Floor Offices	162.0	1,750
<b>TOTAL</b>	<b>906.4</b>	<b>9,762</b>

## TERMS

The property is available by way of a new lease on a full repairing insuring basis.

## RENT

£8.00 per sq ft (£78,100 per annum) exclusive of VAT.

## RATEABLE VALUE

The property is entered in the 2023 Rating List as follows:

Description: Factory & Premises

Rateable Value: RV £32,000

## VAT

All prices, outgoings and rentals are quoted exclusive of, but maybe liable to VAT.

## EPC

An EPC has been commissioned and the property has an Energy Performance Rating in Band A. A copy is available upon request.

## SURVEYORS & LEGAL COSTS

Each party will be responsible for their own legal and surveyors costs incurred the transaction.

## VIEWING

Strictly via the agent

Robert Diggle

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April 2024

For more information, visit [eddisons.com](http://eddisons.com)

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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## PHOTOGRAPHS



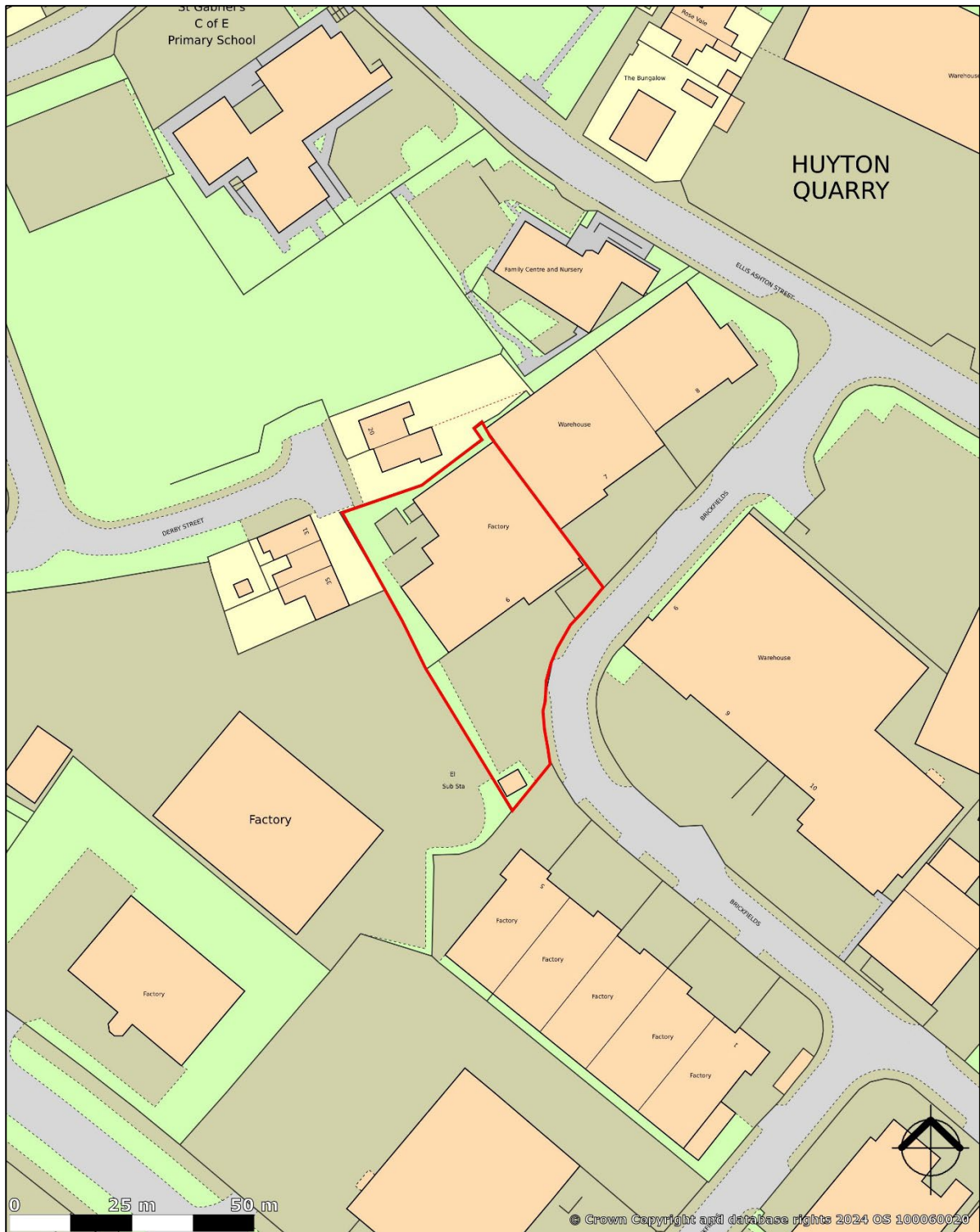
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# SITE PLAN



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