

0151 268 5280

eddisons.com

TO LET – WORKSHOP & OFFICES

Eddisons



2 STRETTON WAY, HUYTON, MERSEYSIDE L36 6JF

Size: 529 sq m (5,691 sq ft)

- Recently refurbished
- Located on the established Huyton Industrial Estate
- Self-contained workshop with ancillary offices and external yard

LOCATION

The property is located on Stretton Way within the established Huyton Industrial Estate which lies close to J6 of the M62 motorway and on its intersection with the M57 motorway. The M57 leads to north to Switch Island and the north west motorway network and the Knowsley Expressway A5300 leads south to Widnes/Runcorn.

DESCRIPTION

The property comprises a portal frame workshop/warehouse of steel portal frame construction which has just been refurbished and overlaid with new profile metal cladding on walls and roof.

It benefits from a concrete floor and is lit via sodium bulbs and is unheated. Built to an eaves of 3.55 metres rising to an apex of 4.50 metres.

The offices and reception are on the ground floor and are finished to a good specification offering acoustic tiled ceilings, painted plaster walls, carpet tiled floors and lit via recessed mini fluorescent strip lights and heated via wall mounted electric radiators.

There is a small mezzanine office above and a separate mezzanine storage at the far end of the unit to the entrance.

The warehouse benefits from one roller shutter door which leads into an external yard with the property sharing an access with the adjoining unit onto Stretton Way.

ACCOMMODATION

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

UNIT	M ²	SQ FT
Ground Floor - Warehouse	348.9	3,755
Front Office/Reception	75.9	817
Store Under Mezzanine	33.0	355
Mezzanine Stores	38.1	410
First Floor Office	32.9	354
TOTAL	528.8	5,691

TERMS

The property is available by way of new lease on full repairing and insuring terms for a period to be agreed between the parties.

RENT

The quoting rent equates to £34,150 per annum (approx £6.00 per sq ft).

All rents are quoted exclusive of rates, VAT, service charge and all other outgoings.

RATEABLE VALUE

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

Description:

Rateable Value:

VAT

All prices, outgoings and rent is quoted exclusive of but maybe liable to VAT.

EPC

An EPC has been commissioned and the property has a rating in Band C, a copy is available upon request.

LEGAL & SURVEYORS COSTS

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

VIEWING

Strictly via the agents
Robert Diggle
Eddisons
0151 268 5280
robert.diggle@eddisons.com

July 2024

For more information, visit eddisons.com
T:0151 268 5280

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.

Eddisons

PHOTOGRAPHS



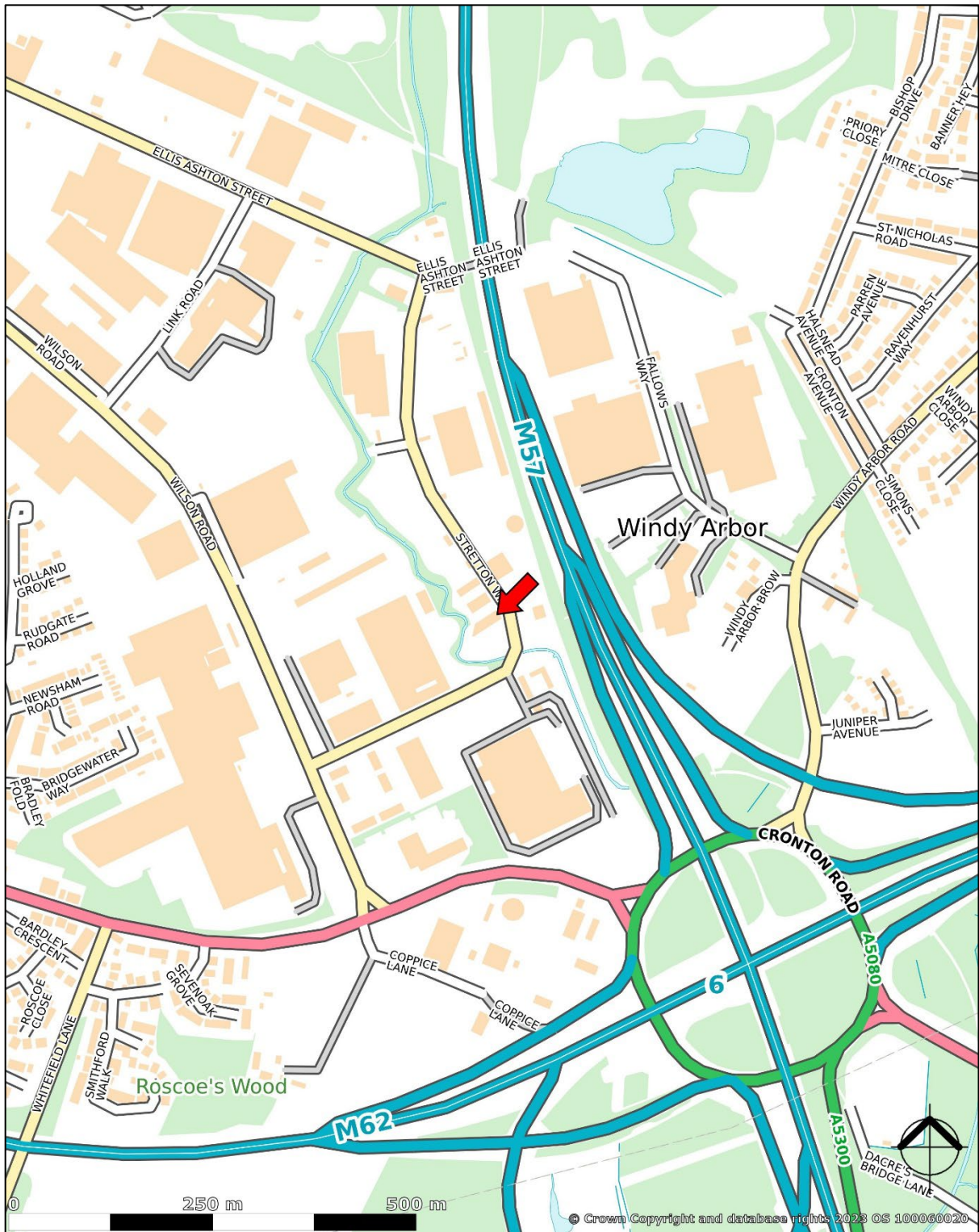
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LOCATION PLAN



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