

20

BENTINCK STREET

TO LET

**20 Bentinck Street,
Liverpool, L5 9TR**

New Build Industrial
Unit with Yard close to
Liverpool City Centre

604.63 sq.m (6508 sq.ft)



OVERVIEW

A rare opportunity to occupy a brand new developed unit. It consists of a concrete raft floor, steel portal frame, cavity block wall infill to 1.2m, thereafter 80mm insulated steel composite clad walls and roof. Roof lights are specified throughout.

A substantial large tarmac yard serves the unit to the side and front with concrete floored railway arches to the rear perimeter.

An elevated railway serves as a boundary to the rear and there is steel palisade fencing to sides (neighbouring boundary properties in same ownership provide equal security measures). CCTV monitoring is also in situ.

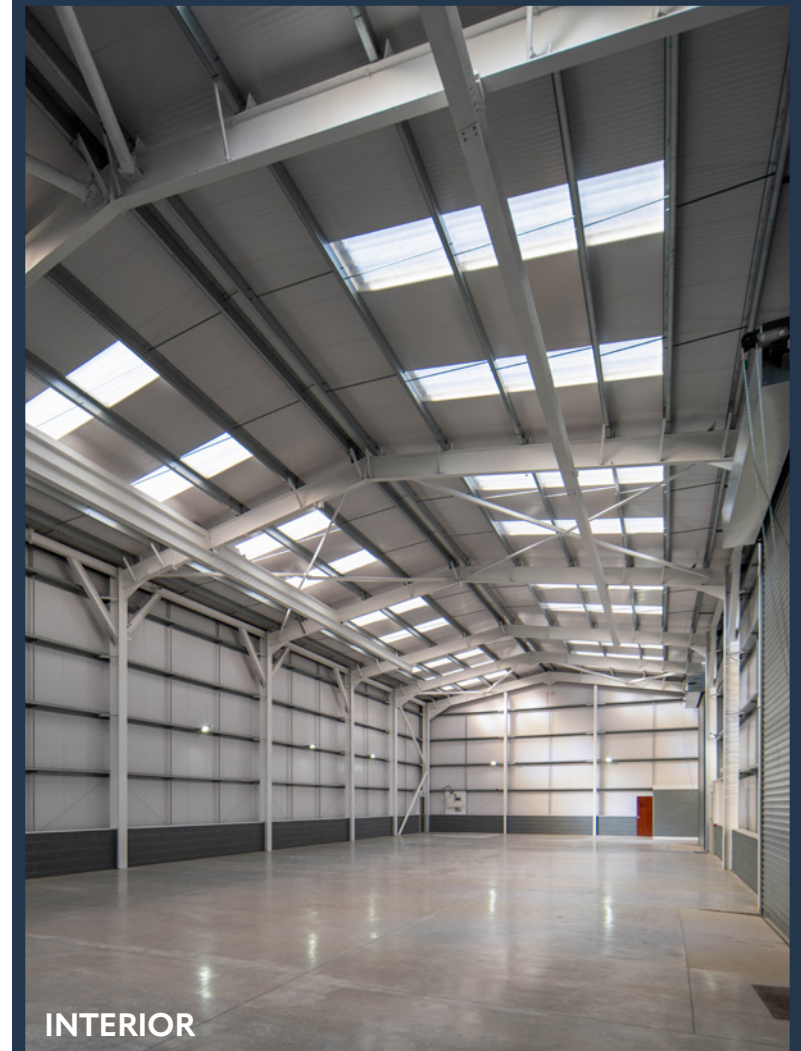
- A new industrial unit with yard
- Excellent location close to City Centre, Liverpool Docks and 10 Streets
- 604.63 sq.m (6508 sq.ft) -
Overall warehouse dimensions: 42.52m long x 14.22m wide
- 0.98 acre site in total including 0.58 acre yard
- New build
- High 7.2m eaves (at lowest point)
- Fully insulated profile clad roof and walls
- 3 phase power supply
- A very secure site with 3.5m block high front perimeter wall and steel gated access (6.8m wide)
- 2 x level access electric insulated roller shutter doors measuring c5.5m high x 4.4m wide



ACCOMMODATION

From inspection we calculate the areas to be as follows:

Warehouse	604.63 sq.m	6508 sq.ft
Demised area (inc 2 x arches)	0.362 ha	0.895 acres

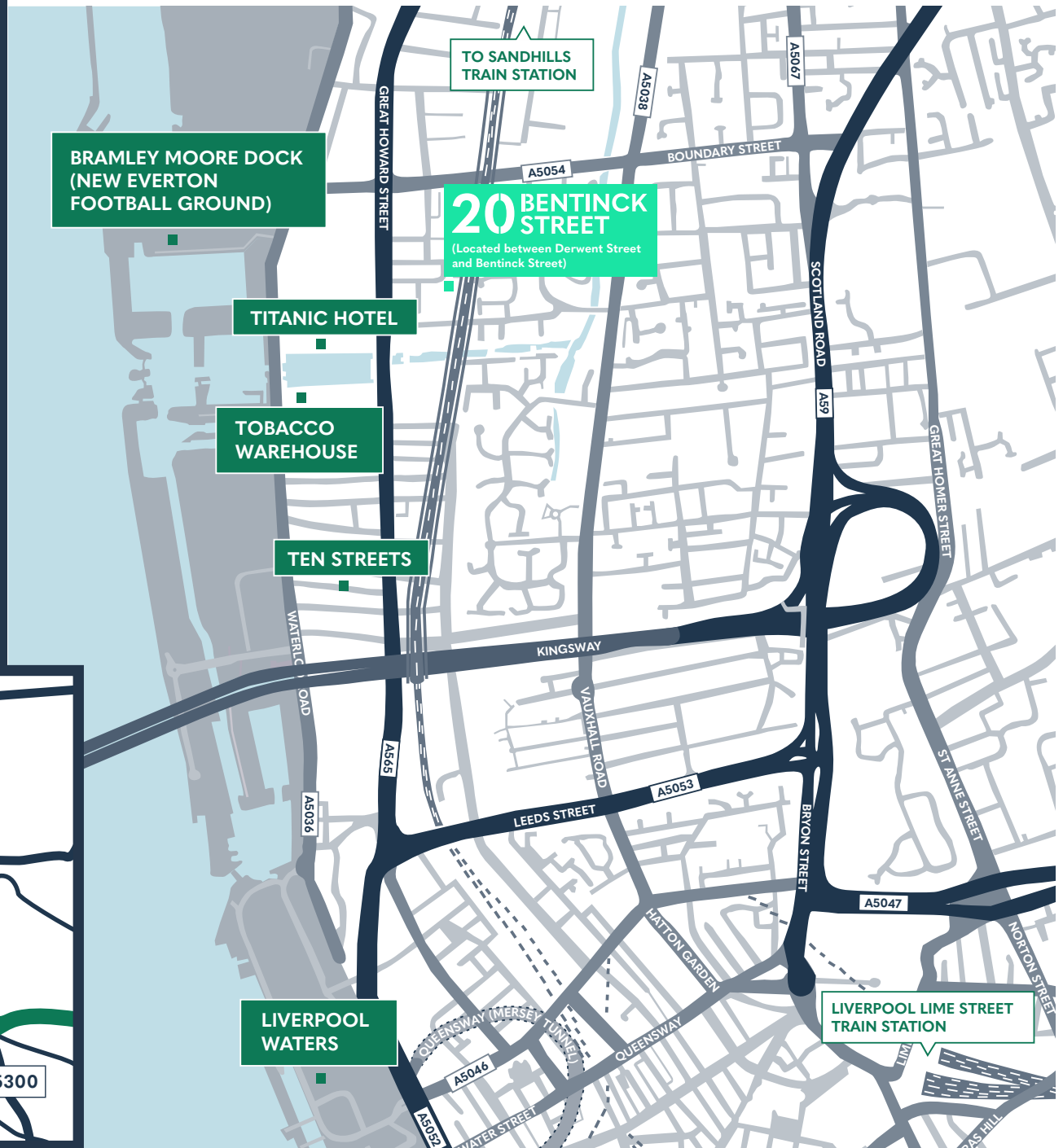
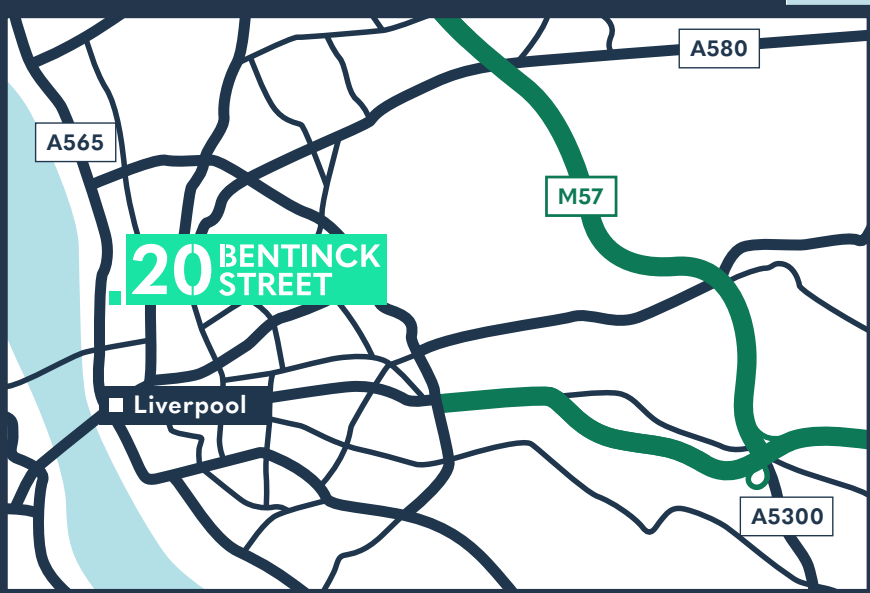


LOCATION

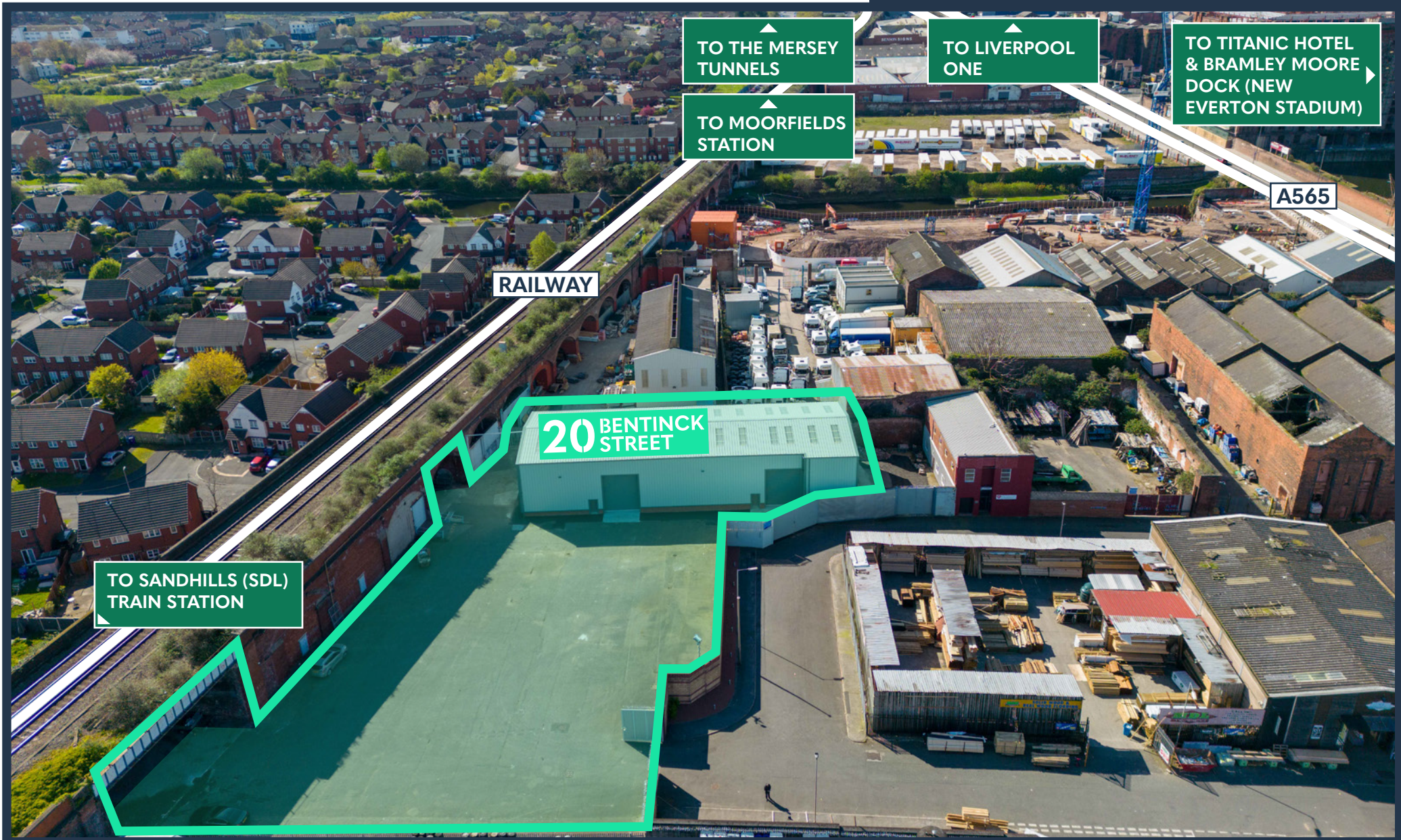
This unique property is located within a secure end plot on Bentinck Street, adjacent to the railway line and just 2 minutes' drive north of Liverpool City Centre.

The surrounding area is a mixture of industrial and alternative uses including the famous Titanic Hotel, Tobacco Warehouse development, the Ten Streets area and the Liverpool Waters project.

The property is also within close proximity of Bramley Moore Dock, the site of the new Everton Football Ground.



AERIAL



GALLERY



CONTACT

RENT: Available on request

RATEABLE VALUE: All costs quoted are for indicative purposes only and all interested parties should rely on their own enquiries with the local authority.

VAT: All prices, outgoings and rentals quoted are exclusive of but subject to VAT at the prevailing rate. Further information on request.

TERMS: A new lease is sought on full repair and insuring terms, full details to be discussed and agreed.

LEGAL COSTS: Unless otherwise stated all parties to bear their own legal costs.

EPC:

Energy performance certificate (EPC)	
Current energy efficiency rating	B
Current carbon dioxide emission rating	B
Property type	Storage or Distribution
Year built	2010 or later
Rules on selling this property	
Properties can be sold if they have an energy rating from A to E.	
Energy efficiency rating for this property	
The property's current energy rating is B .	
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.	
How this property compares to others	
Properties similar to this one would have ratings:	
If newly built	
If typical of the existing stock	
Breakdown of this property's energy performance	
Main heating fuel	Oil
Building environment	Unimproved
Assessment level	2
Building emissions rate (kgCO2/m2 per year)	3.20
Primary energy use (kWh/m2 per year)	28
Recommendation report	
Guidance on improving the energy performance of this property can be found in the Energy Performance Certificate (EPC) Report .	



For all enquiries:



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