

TO LET



522.8 SQ.M (5,950 SQ.FT)

UNIT 3, SPECTRUM COURT, EDWARDS LANE, LIVERPOOL L24 9HW

- ELECTRIC ROLLER SHUTTER ENTRANCE
- GOOD EAVES HEIGHT
- ESTABLISHED INDUSTRIAL LOCATION
- SECURE COURTYARD WITH ELECTRIC GATE ACCESS
- HIGH QUALITY INTERNAL OFFICES
- 7 DESIGNATED PARKING SPACES

LOCATION

The site is situated opposite the new Taskers development near to the junction of Speke Hall Road and Edwards Lane, close to Hunts Cross Shopping Centre.

The site has easy access to the M62 and M56 via the Mersey Gateway Bridge and is situated eight miles to the south of Liverpool City Centre. The property is a five minute drive from Liverpool John Lennon Airport.

DESCRIPTION

Unit 3 Spectrum Court forms one of four terraced industrial units with a shared communal yard. The unit has seven parking spaces to the front of the unit and is accessed via an electric roller shutter door. The site is secured by CCTV and has an intercom/fob system with electric gates.

The unit is lit by sodium discharge lighting with insulated roof panels. The door is 4.18m high by 4.41m wide. Floor to truss heights are 4.3m. To the rear of the unit there is office, WC and shower provision. The unit has a painted concrete floor throughout.

ACCOMMODATION

The building comprises of a gross internal area of:

	sq.m	sq.ft
Warehouse	552.8	5,950

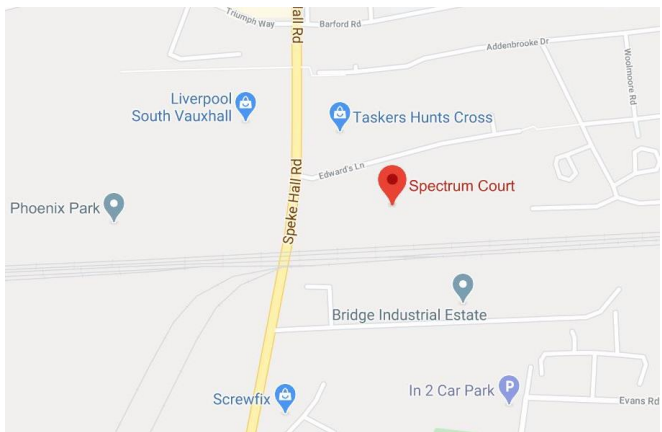
RENT

The property is available via a new lease, further details available upon request. The property is offered at £35,700 per annum plus VAT.

RATEABLE VALUE

The property is to be individually assessed the tone is £36.56 per sq.m.

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 VAT, but may be liable at prevailing rate. Further information on request.

LEGAL COSTS

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

EPC

EPC rating C-56.

CONTACT

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Keppie Massie are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. Keppie Massie do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect. Regulated by RICS. February 2020.