

AVAILABLE
IMMEDIATELY



TO LET Prime Trade Location
5,853 sq.ft (543.7 sq.m)

Unit 3, Erskine Industrial Estate, Liverpool, Merseyside, L6 1NA

- Popular with trade counter operators
- Located on the fringe of Liverpool City Centre
- Occupiers include Halfords Autocentre, Toolstation, and Screwfix

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400123**

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Unit 3 Erskine Industrial Estate, Liverpool, Merseyside, L6 1NA

Areas (Approx. Gross Internal)

TOTAL	5,853 sq.ft	(543.7 sq.m)
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Description:

- Refurbished industrial/trade unit
- Prime trade location in central Liverpool
- Full height loading bay
- Secure estate

Rent
POA

Business Rates

Rateable Value: £42,500
Rates Payable: Tenants to make their own enquiries.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC - B:45. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

Legal and Surveyor Costs

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

Location - L6 1NA

The unit is located on Erskine Industrial Estate less than 1 mile east of Liverpool City Centre, with access from the M62 and the M57.



Viewing

Strictly via prior appointment
with the appointed agent



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