



TO LET

Industrial/Warehouse Unit
2,667 sq.ft (247.8 sq.m)

Unit 11, The Sandon Estate, Sandon Way, Liverpool L5 9YN

• Close proximity to City Centre and new Everton FC Stadium • Additional Yard Area Available by Negotiation

M **M[®]Core**
LCP UK

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Unit 11 The Sandon Estate, Sandon Way, Liverpool L5 9YN

Areas (Approx. Gross Internal)

Warehouse (inc Office & Ancillary)	2,667 sq.ft	(247.8 sq.m)
TOTAL	2,677 sq.ft	(247.8 sq.m)

Description

- End terrace, steel portal frame unit with approx. 4.8m minimum eaves height
- LED lighting
- Floor mounted heating in warehouse
- Additional yard area available by negotiation

Rent

£30,000 + VAT per annum.

Rates

Rateable value: £21,500 per annum

Insurance

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

Energy Performance

Rating D-79. Further information available upon request.

Planning

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

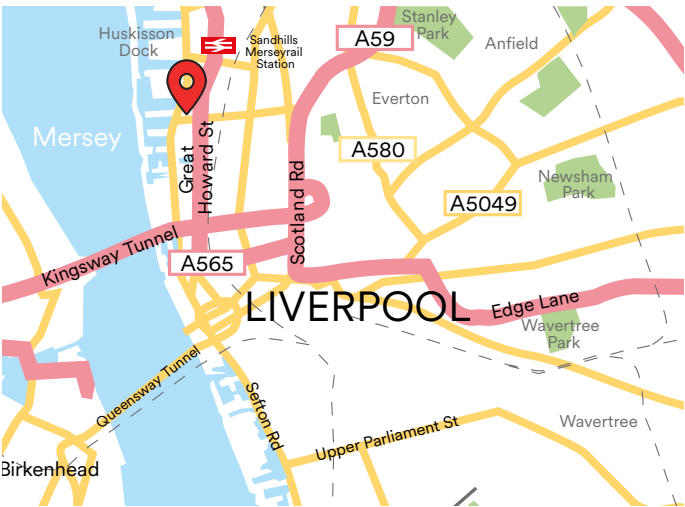
Legal and Surveyor Costs

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

Location - L5 9YN

The property is located within the established Sandon Industrial Estate which is approximately 1.5 miles north of Liverpool city centre.

The Estate is accessed directly from Regent Road and Boundary Street which in turn leads onto Derby Road (A565) one of the main arterial routes in and out of the city centre. Furthermore, the Switch Island junctions of the M57 and M58 motorways is approximately 3 miles to the north and provides access to the regional national motorway network whilst Sandhills Merseyrail Station located within close proximity.



Viewing

Strictly via prior appointment with the appointed agent:



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