



TO LET

# Link Business Park

Ellis Ashton Street, Huyton, Liverpool, Merseyside L36 6BP

**Unit 7, 8 & 9B: 57,783 sqft** (5,368 sqm)



# Overview

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Unit 7, 8 & 9B on Link Business Park provides high quality industrial space in a prime industrial location within Huyton. The unit benefits from the following specification:

- ✔ Steel Portal Frame construction
- ✔ 7 electronic level access loading doors across 3 elevation
- ✔ 3 separate access points
- ✔ Secure private yards to the front (including 25 plus car parking spaces) and rear of the unit
- ✔ 4.8 - 6.2m internal height
- ✔ High quality integral office areas, with canteen facilities
- ✔ Corner plot ensuring road frontage from 2 directions
- ✔ Suitable for use class B1, B2, and B8. Other use classes may be considered (subject to planning)

## Available Space

	Sq m	Sq ft
Unit 7 & 8 Warehouse	4,276	46,025
Unit 9B	768	8,269
GF & FF Offices & Amenities	324	3,489
<b>Total</b>	<b>5,368</b>	<b>57,783</b>

## Rental Cost (Per Annum)

<b>Units 7, 8 &amp; 9B</b>	<b>£286,000</b>
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# Location

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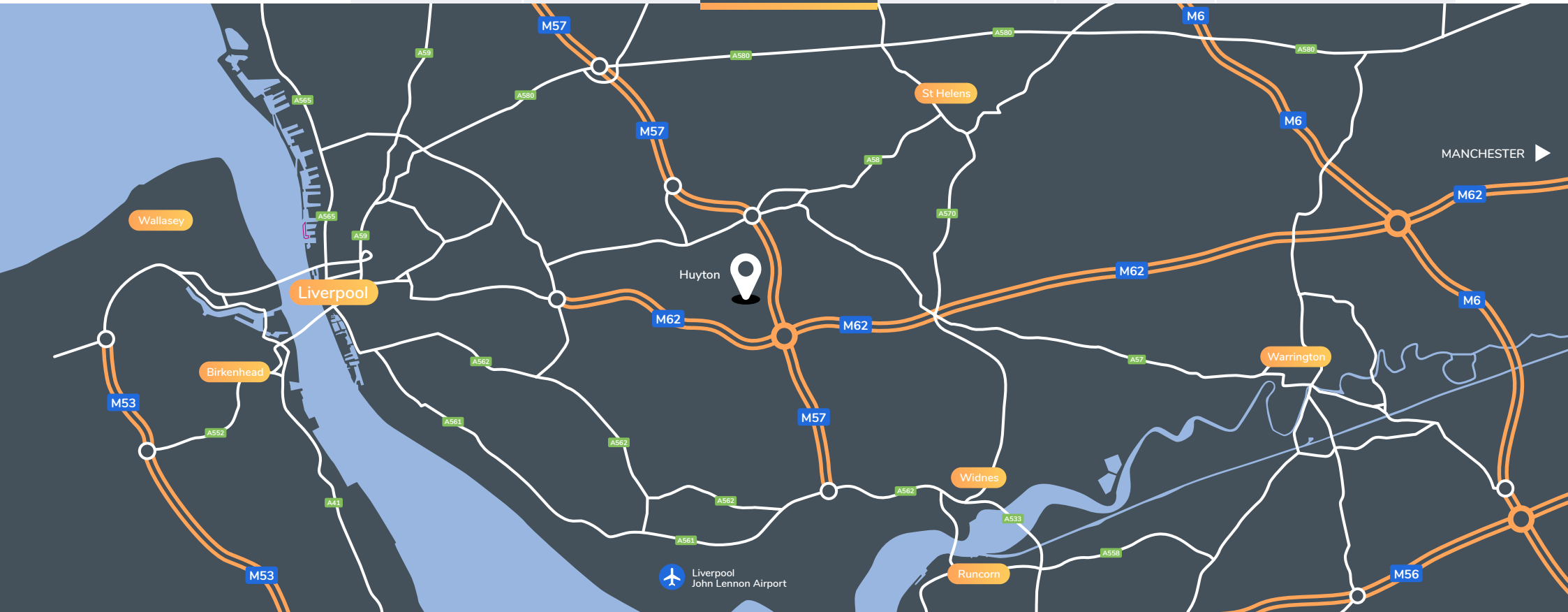
Link Business Park is located in Huyton, on the edge of Liverpool, providing rapid access to the wider Merseyside area:

- ✔ The unit is immediately accessible from the M62/M57 interchange, putting it in a prime position to connect to the wider motorway network throughout the North West
- ✔ The unit is positioned moments from Wilson Road, within the Huyton Industrial Park which is home to many large international and national businesses, including several trade occupiers

Surrounding occupiers include:







# Transport

## Drive Times

	Miles	Mins
Huyton	1.7	7
Warrington	12	21
Liverpool	9.3	24
Manchester	28	39
Manchester Airport	28	31
Liverpool Airport	8	15
Liverpool Lime Street Station	8.4	23

Source: Google Maps

## Train Times (Liverpool Lime Street Station)

	Mins
Manchester Victoria	37
Birmingham New Street	103
Sheffield Station	104
Leeds Station	106
Nottingham	178
Middlesborough	208
London Euston	152

Source: National Rail

# Exterior

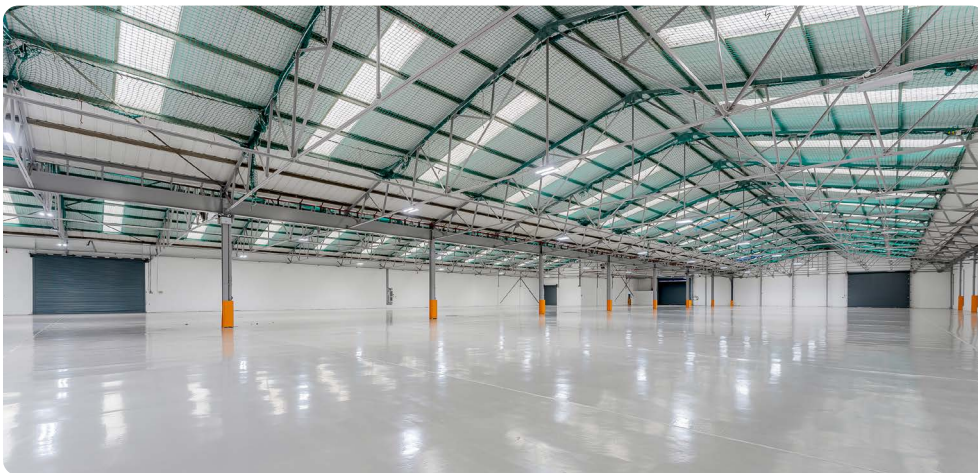






# Interior

[industrials.co.uk](https://industrials.co.uk)





# Additional Information

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## Lease Summary

The premises is available on a new lease, on terms to be agreed

## Legal Costs

Each party is responsible for their own legal costs

## Permitted Use

Suitable for use class B1, B2 and B8. Other use classes may be considered (subject to planning)

## Viewings

All viewings can be arranged either directly with the Landlord, Industrials, by calling 0800 122 3690 or with B8 Real Estate on 0151 675 5000

## Rateable Value

The current rateable value of the unit is £155,000. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))



Available on request

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**Sandy Ratcliffe**  
Industrials Asset Manager

☎ 0800 122 3690  
✉ [sandy.ratcliffe@industrials.co.uk](mailto:sandy.ratcliffe@industrials.co.uk)



**Anthony Mellor**  
B8 Real Estate Agency Surveyor

☎ 0151 675 5000  
✉ [anthony@b8re.com](mailto:anthony@b8re.com)







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Ellis Ashton Street, Huyton, Liverpool, Merseyside L36 6BP

For all other enquiries:

 [enquiries@industrials.co.uk](mailto:enquiries@industrials.co.uk)

 **0800 122 3690**