

# TO LET INDUSTRIAL/ TRADE COUNTER UNIT



# UNIT 48 WELLINGTON EMPLOYMENT PARK DUNES WAY, LIVERPOOL, L5 9RJ

## 1,889 sq ft / 176 m2

- Highly specified modern industrial warehouse
- Constructed in 2008
- Steel portal frame construction
- 7m eaves
- Secure gated shared loading yard





### **LOCATION**

Wellington Employment Park South is a high-quality modern development situated approximately 2 miles north of Liverpool City Centre.

The estate forms part of a well-established commercial and industrial area.

Sits within 1 mile of A59 providing connections to North Liverpool and the Mersey Tunnels to Wirral and Cheshire.

Sandhills Merseyrail Station within 500 metres providing connections to Liverpool Central and wider national rail system.

### **DESCRIPTION**

The property comprises a end of terrace trade counter/industrial unit within Wellington Employment Park

- > Steel Portal frame construction
- Part brick part profile metal clad elevations
- > 7 metre eaves
- 1no. level access loading doors
- Ground floor pod office

### **ACCOMMODATION**

DESCRIPTION	SIZE (SQ FT)	SIZE (SQM)
WAREHOUSE	1,289	120
OFFICES	600	56
TOTAL	1,889	176







### **TERMS**

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

### **BUSINESS RATES**

Interested parties should make their own enquiries to the local authority.

### **ENERGY PERFORMANCE CERTIFICATE**

Available upon request

### **CODE FOR LEASING BUSINESS PREMISES**

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020.

# Sandhills Lane Sandhills Lane Frington Street Grundy Street Luton Street Millton Street Boundary Street Boundary Street Boundary Street

### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in any transaction

### **VIEWINGS**

For further information please contact the sole agent:-

Alex Perratt <u>alex@b8re.com</u> 07951 277 612



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