

# North West Unit 102 | **Compass Industrial Park**

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Speke, Liverpool, L24 1YA

# North West Unit 102 | 451 sq ft

## Industrial unit available on premier industrial estate

Located on Compass Industrial Park, the unit is situated on a prominent estate on the main thoroughfare to John Lennon Airport.

This high quality unit is suitable for a variety of uses to include light industrial, manufacturing or, more simply, safe and secure storage space.

It benefit from dedicated parking as well as an abundance of shared parking for staff and customers, all within a secured estate.







### **Occupational Costs**

	Per Annum	Per Sq Ft
Rent	£8,000.00	£17.74
Rates	£1,940.40	£4.30
Maintenance Charge	£1,100.00	£2.44
Insurance	£90.20	£0.20
Total Cost	£11,130.60	£24.68

tion of rates payable should be sought from the Val ole Value of less than £15,000 per annum may be e ts with a Rateable Value of Relief. To find out if you qu alify ple

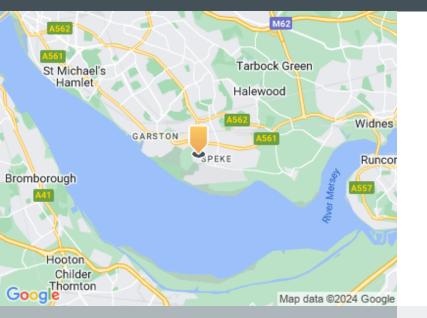
## For more info please visit: unit.info/UIP0100460

# +440 808 169 7554

Industrial

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# **Additional Information**

Planning Class	General Industrial	
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information	
Viewings	Strictly by prior appointment.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	B (48)	



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Compass Industrial Park is situated within a convenient industrial location amongst Speke's other retail and business parks. The site sits 7 miles south of Liverpool City Centre and within walking distance from the Liverpool John Lennon Airport.

### Road

This estate is situated within close proximity to the A561 and this provides access to Liverpool city centre, the Runcorn bridge and the M57, M62 and M56 motorways



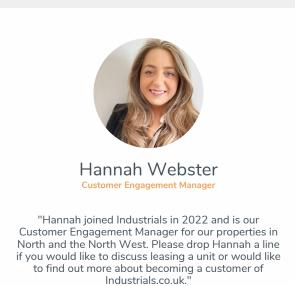
#### Airport

Liverpool John Lennon Airport is located 1 mile away from the estate providing great access for the site

#### Rail

This estate is situated within close proximity to the A561 and this provides access to Liverpool city centre, the Runcorn bridge and the M57, M62 and M56 motorways

### **Key Contact**





+440 808 169 7554

