

## North West Unit 68 | 937 sq

### 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 with 24-hour CCTV recording.

Lease Type



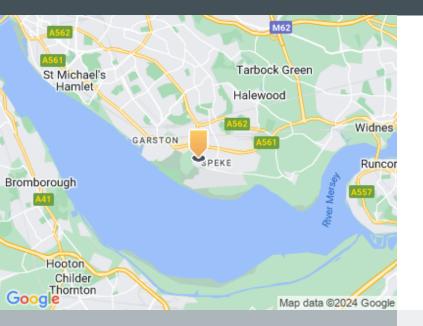
## Occupational Costs

	Per Annum	Per Sq Ft
Rent	£13,700.00	£14.62
Rates	£3,427.20	£3.66
Maintenance Charge	£1,900.00	£2.03
Insurance	£187.40	£0.20
Total Cost	£19,214.60	£20.51

## North West Unit 68 | Compass Industrial Park







#### Location

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

### **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	C (60)

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## **Key Contact**



Hannah Webster
Customer Engagement Manager

"Hannah joined Industrials in 2022 and is our Customer Engagement Manager for our properties in North and the North West. Please drop Hannah a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of

Industrials.co.uk."



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