

Industrial

# Unit 5 | Chapel Brook Trade Park

📍 13 Wilson Road, Huyton, L36 6AW

## Unit 5 | 9,973 sq ft

Modern unit in premier industrial location

This modern, high quality unit is an ideal trade counter unit. Situated on a busy estate in an established industrial location with excellent transport links throughout the region, being less than 1 mile from the M57 and M62 motorway interchange and just 7 miles north of Liverpool John Lennon Airport.

Lease Type

New



### ✔ Unit Summary

- WC facilities
- Ideal Trade Counter Units
- Premier Industrial Location
- Flexible Space
- Well Maintained Estate
- Car Parking

View Floor Plans →

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£59,200.00	£5.94
Rates	£18,522.00	£1.86
Maintenance Charge	£11,800.00	£1.18
Insurance	£1,994.60	£0.20
<b>Total Cost</b>	<b>£91,516.60</b>	<b>£9.18</b>

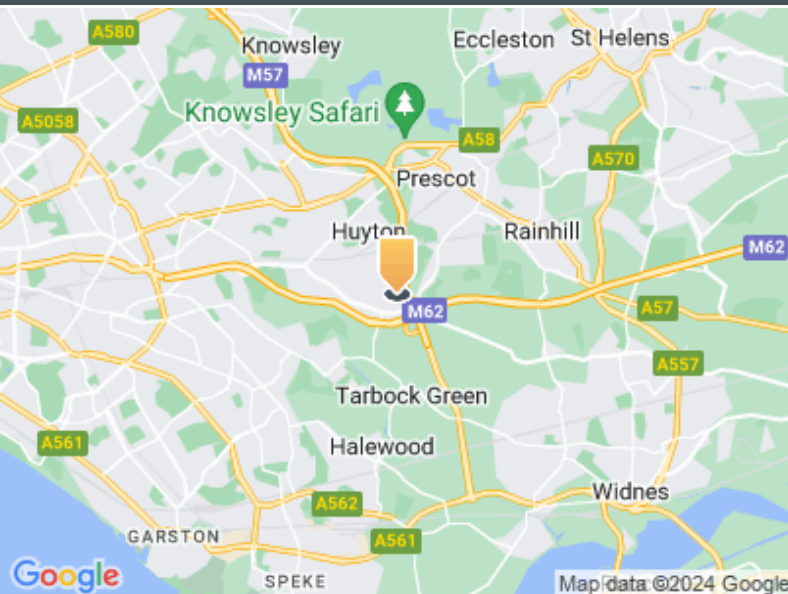
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0101689](http://unit.info/UIP0101689)

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## Location

Chapel Brook Trade Park is located close to a range of excellent transport links in a prime industrial location.



### Road

The site is situated on Rickelds, which links directly onto Wilson Road, the main arterial road of the estate which in turn links directly onto the A5080. The estate benefits from excellent transport links throughout the region being located within 1 mile of the M57 and M62 motorway interchange.



### Airport

Liverpool John Lennon Airport is located roughly 7 miles south of the estate and is within a 20 minute drive time.



### Rail

The site is situated on Rickelds, which links directly onto Wilson Road, the main arterial road of the estate which in turn links directly onto the A5080. The estate benefits from excellent transport links throughout the region being located within 1 mile of the M57 and M62 motorway interchange.

## 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 (30)

## 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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