

**Mileway**

Huyton Interchange, Huyton Business Park, L36 6JF

LIVERPOOL

# Huyton Interchange

Fully refurbished industrial/  
trade counter unit  
available immediately  
**6,435 Sq Ft (598 Sq m)**

# Huyton Interchange



Close to the M62 and M57 Motorway



LED Lighting



Electric car charging point



5.1m eaves height



Two electric insulated access loading doors

**Fully refurbished industrial/  
trade counter unit (6,435 sq ft)  
available immediately**

Huyton Interchange is a 12,870 sq ft (1,200 sq m) building in a high profile position fronting Wilson Road, Huyton Business Park.

The property has been comprehensively refurbished to provide two 6,435 sq ft (598sq m) self contained units, designed specifically for Trade Counter use.



Double glazed combination entrance doors



Fully secured site



Ample amount of parking



New pitched insulated composite panel roof



Newly refurbished units



Large yard access

## Siteplan



## Accommodation

Unit	sq ft	sq m	Rent (PA/PCM)
Unit 6A	6,435 sq ft	598 sq m	POA

## Additional Key Features

- Fully refurbished (new cladding and roof)
- 3 phase power supply 69kVa
- Mains water supply
- Mains gas supply

## Take a Virtual Tour



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## EPC

EPC Rating – B

## VAT

VAT is applicable.

## Terms

The property is available by way of new lease on terms to be agreed.

## Legal Costs

Each party to bear their own costs.

## Location

Huyton Interchange is a well established industrial and logistics location, situated adjacent to the M62/M57 interchange.

Liverpool City Centre is approximately 9.5 miles to the west, Warrington and Manchester are 11 and 25 miles to the east respectively.

## Viewing / Further Information



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### By Rail

Liverpool Lime St Station and Runcorn station provide regular rail services to London, Manchester, Warrington and Preston.



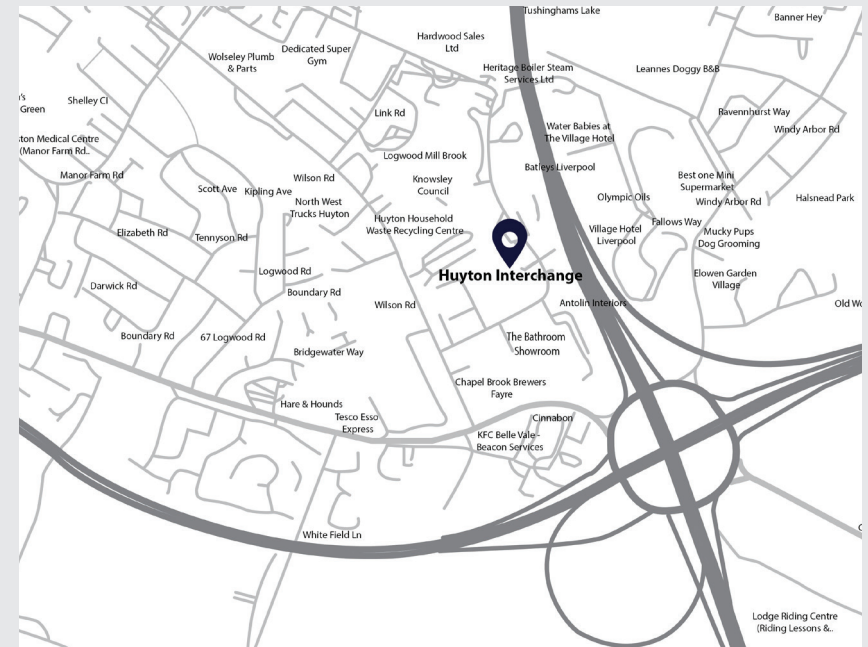
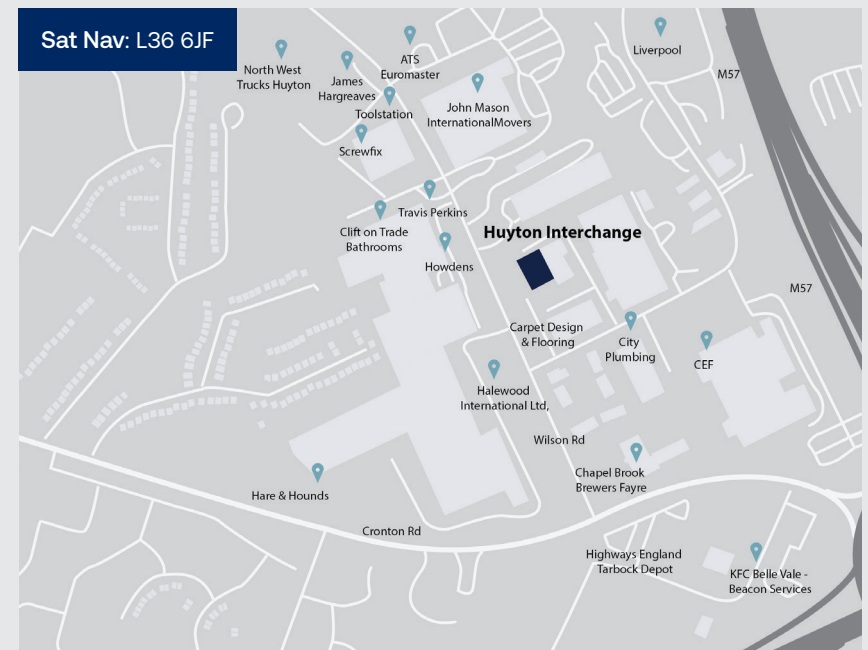
### By Road

Interchange Trade Counter benefits from easy access to the Mersey Gateway bridge, M62 / M57 / M58 / M6 / M56 / M53



### By Air

Liverpool John Lennon airport is 7 miles to the south and Manchester Airport is 28 miles to The southeast.



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