

AVAILABLE NOW

Can be combined with Unit 3 to offer 5,500 sq.ft



TO LET

Industrial/Warehouse Unit
2,725 sq.ft (253.2 sq.m)

Unit 1, The Sandon Estate, Sandon Way, Liverpool L5 9YN

• Excellent location – adjacent to Hill Dickinson Stadium; less than 2 miles from Liverpool City Centre • Fully refurbished

M **M[®]Core**
LCP UK

01384
400123

lcpgroup.co.uk



Unit 1 The Sandon Estate, Sandon Way, Liverpool L5 9YN

Areas (Approx. Gross Internal)

Warehouse (inc Office & Ancillary)	2,725 sq.ft	(253.2 sq.m)
TOTAL	2,725 sq.ft	(253.2 sq.m)

Description

- Fully refurbished
- End terrace, new full height roller shutter door
- LED lighting throughout
- Electric security shutters
- Fully overclad roof 2026
- Male and female WC

Rent

£30,000 + VAT per annum.

Rates

Rateable value: £20,000.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - L5 9YN

The property is located within the established Sandon Industrial Estate which is approximately 1.5 miles north of Liverpool city centre.

The Estate is accessed directly from Regent Road and Boundary Street which in turn leads onto Derby Road (A565) one of the main arterial routes in and out of the city centre. Furthermore, the Switch Island junctions of the M57 and M58 motorways is approximately 3 miles to the north and provides access to the regional national motorway network whilst Sandhills Merseyrail Station located within close proximity.



Viewing

Strictly via prior appointment with the appointed agents:

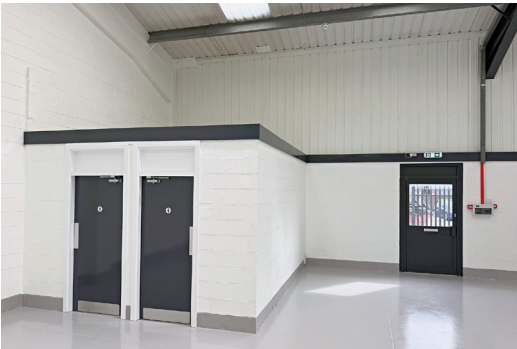


Alex Perratt
07951 277612
alex@b8re.com

Sam Paddon
07376 591823
sam@b8re.com



Nick Bryson
07553 680122
01384 400123
NBryson@lcpproperties.co.uk



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennerett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notice that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.