

to let

**Unit 4, 12 Wilson Road
Huyton Industrial Estate L36
Roadside Warehouse/Trade Unit
with private yard
3,755 sq ft (348 sq m)**



- Trade Location
- Close to Motorway Junction
- On Site Parking & Loading
- Spacious Unit with Offices
- Sensible Rents
- New 3 Year Lease
- Private landlord

**For further information
or to arrange a viewing
contact Roy Backhouse**

0151 551 2200

Unit 4, 12 Wilson Road **Huyton Industrial Estate**



RENT
£15,500 per annum

RATES PAYABLE 17/18
Nil to qualifying companies

**For viewing and further information
please contact Roy Backhouse:**

**Roy Backhouse & Co, Egerton House, Tower Rd, Birkenhead,
Wirral CH41 1FN**

e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

The property is situated within the popular Huyton Industrial Estate located on Junction of the M62 & M57 Motorways.

DESCRIPTION

The property comprises a warehouse with offices and a good sized yard area. The warehouse and offices offer a range of suitable uses. The site is secure with access via a private yard set off the public highway.

TENURE

The property is offered on a new lease with flexible terms available.

VAT

VAT will be payable on the rent.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross internal basis.

Offices	308 sq m	3,313 sq ft
Main Warehouses	41 sq m	443 sq ft
Total Gross Internal Area	349 sq m	3,756 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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