

# to let

## Unit G Westport Complex

Bankhall Lane Liverpool L20 8EW

Industrial Warehouse

5,357 sq ft (500 sq m)



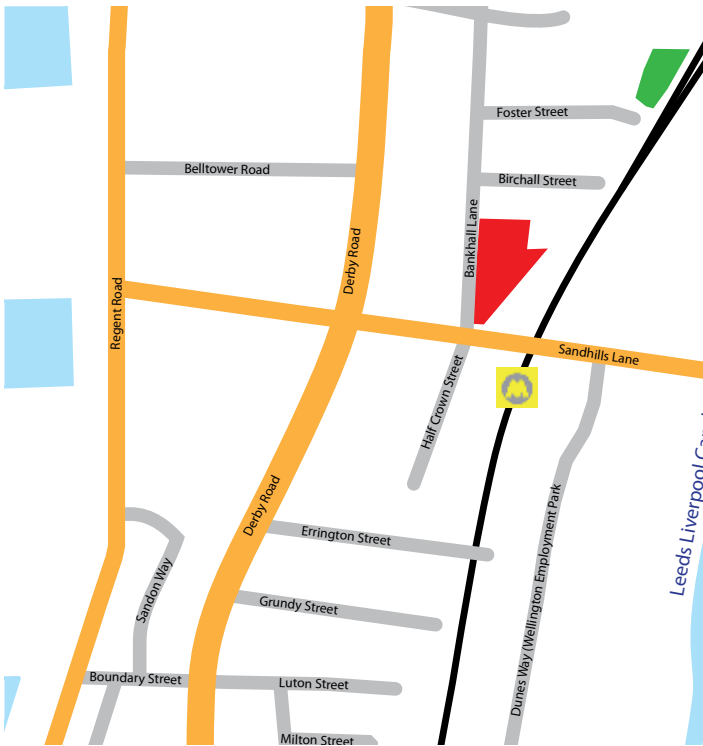
- Prominent Main Road Location
- Private Yard
- 4,000 sq ft Offices
- Freehold Available
- Flexible Lease
- Competitive Rent
- Priced to Sell

For further information  
or to arrange a viewing  
contact Roy Backhouse

**0151 541 2200**

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backhouse



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**£25,000 pa exclusive**  
**RATES PAYABLE 19/20**  
**c.£7,000**

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

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 e: [roy@roybackhouse.co.uk](mailto:roy@roybackhouse.co.uk)

**SUBJECT TO CONTRACT**



similar interior to actual unit

#### LOCATION

The property is situated at the junction of Sandhills Lane and Bankhall Lane in the Sandhills area of Liverpool about 1.5 miles North of Liverpool City Centre.

The property is located opposite the Sandhills Railway Station and is just off the main A565 Derby Road.

#### DESCRIPTION

The property comprises a factory warehouse. The warehouse is fitted out to a good specification. Outside there is a private yard with room for car parking and loading. It has a 3 phase electricity supply.

#### TENURE

The property is available on a new 5 year lease.

#### FLOOR AREAS

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

WC	10 sq m	100 sq ft
Warehouse	488 sq m	5,257 sq ft
<b>Total Gross Internal Area</b>	<b>498 sq m</b>	<b>5,357 sq ft</b>

#### 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.

#### VAT

VAT may be payable on the rent.

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