

# to let

**Unit 5, 12 Wilson Road  
Huyton Industrial Estate L36 6AN  
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 5 Year Lease
- Private landlord

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

**0151 541 2200**

# Unit 5, 12 Wilson Road **Huyton Industrial Estate**



**RENT**  
£16,500 per annum

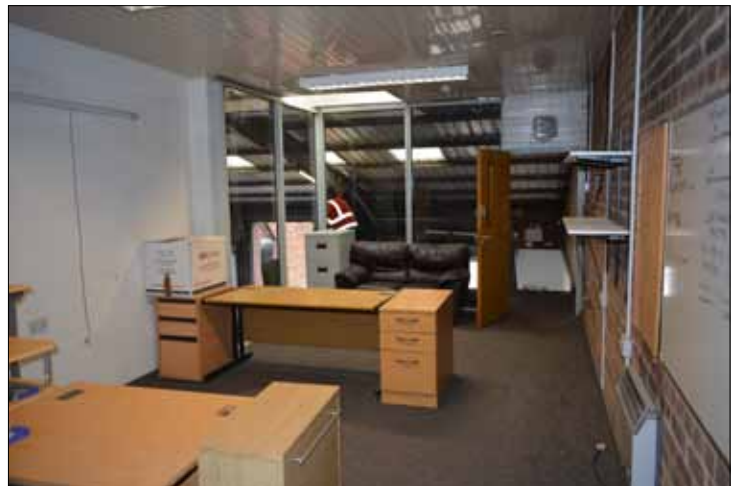
**RATEABLE VALUE**  
to be confirmed

**RATES PAYABLE 19/20**  
to be confirmed

**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](mailto: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 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.

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