

to let

Unit 3 Wakefield Business Park
Wakefield Road, Liverpool L30 6TZ
Industrial Unit

1,956 sq ft (181 sq m) plus yard



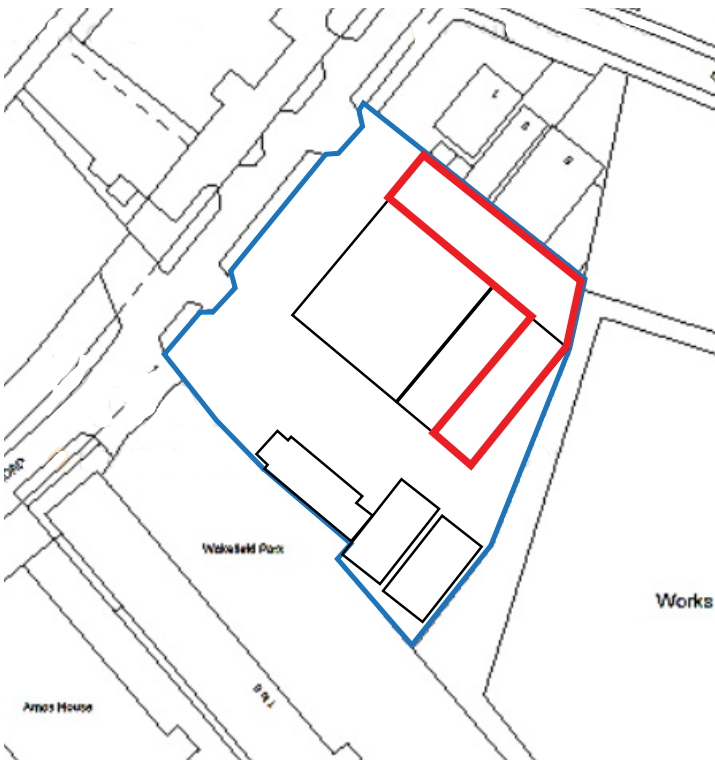
- Industrial Park Setting
- Close to Retail Park
- Private Car Parking
- Loading Area
- 4 Roller Shutter doors
- Available Now
- Competitive Rent

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

0151 541 2200

www.roybackhouse.com

Unit 3 Wakefield Business Park **Aintree**



RENT
£16,500 pa

SERVICE CHARGE
Approx £800

RATES PAYABLE 20/21
Nil to Qualifying Occupiers

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

Roy Backhouse Ltd, Egerton House
Tower Road, Birkenhead CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

Wakefield Business Park is situated on Wakefield Road just off Dunningbridge Road (A5036) which provides easy access to the M57 motorway. Liverpool City Centre is 5 miles away.

DESCRIPTION

The property comprises a single storey industrial building incorporating a single front loading door which suit a car related use. Outside there is a good sized private yard to the side.

TENANCY

The Unit is to let on a new occupational lease.

FLOOR AREAS

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

| | | |
|---------------------|----------|-------------|
| Ground Floor | 258 sq m | 2,777 sq ft |
| First Floor Offices | 411 sq m | 500 sq yds |

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.

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.

www.roybackhouse.com

roybackhouse&co
Commercial Property Consultants

0151 541 2200
www.roybackhouse.com