

# to let

**Unit 6 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](http://www.roybackhouse.com)

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# Unit 6 Wakefield Business Park **Aintree**



**RENT**  
£12,000 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](mailto: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 four front loading doors which suit a car related use. Outside there is a small private yard to the side and forecourt parking.

## 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	133 sq m	1,436 sq ft
First Floor Offices	47 sq m	509 sq ft
Total Gross Internal Area	181 sq m	1,946 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.

## VAT

VAT may be payable on the rent.

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