

**Rathbone Road**  
**Liverpool L13 1BA**



**to let**

**Industrial Warehouse & Depot**  
**21,650 sq ft approx on 2.34 acres**





# Rathbone Road Depot

Rathbone Road Wavertree  
Liverpool L13 1BA



### LOCATION

The property is conveniently situated just off the end of the M62 Motorway with easy access off Edge Lane and to Liverpool City Centre & beyond.

### DESCRIPTION

The property comprises a purpose built commercial vehicle depot with approx 20,000 sq ft of accommodation on a site of 2.34 acres of quality hardstanding.

The property has warehouse, workshop and office accommodation that could be adapted for a variety of commercial uses.

### RENT

£120,000 per annum exclusive.

### RATING

The rateable value is currently £55,500 with business rates payable of approx £27,750 for the current year 2021.

### LEGAL COSTS

Each party to pay their own legal costs.

### EPC

Certificates are available for all units.

### VAT

VAT is be payable on the rent and other outgoings:-

Accommodation	Area
Warehousing	17,950 sq ft
Offices	2,050 sq ft
Mezzanine Storage	1,650 sq ft
<b>Total Area</b>	<b>21,650 sq ft</b>

**Total Site Area 2.34 acres**

### FURTHER INFORMATION

Contact Roy Backhouse

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