

to let

**Unit 31 Wellington Employment Park
Dunes Way (off Sandhills Lane) Liverpool L5 9RJ
Modern Industrial Unit with Offices
5,450 sq ft**

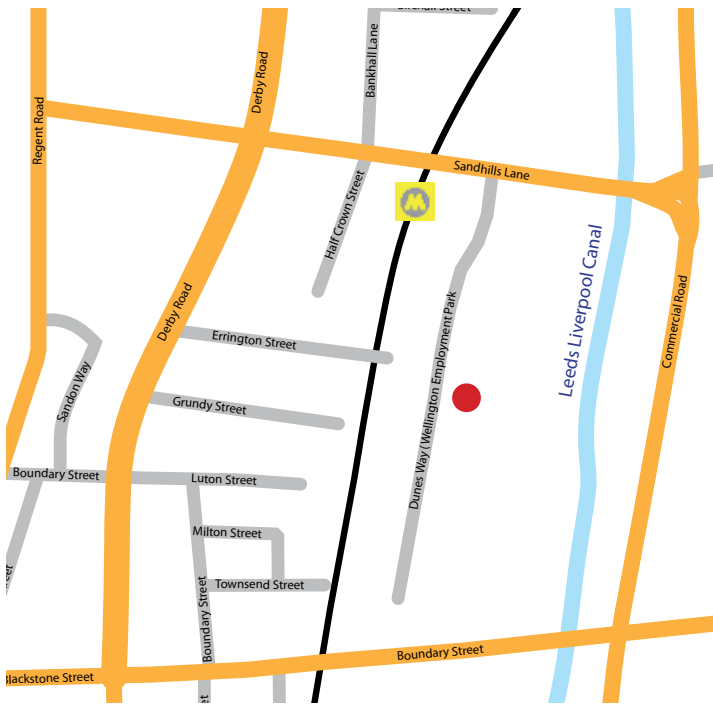


- Business Park Setting
- Close to City Centre
- Secure Location
- On Site Parking & Loading
- Quality Internal Offices
- High Specification Heating
- High Lux Lighting

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

0151 541 2200

31 Wellington Employment Park **Liverpool**



RENT
£45,000 pa exclusive

SERVICE CHARGE
£3,800 pa

RATEABLE VALUE
£28,750

RATES PAYABLE 24/25
c£15,000

**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

SUBJECT TO CONTRACT



LOCATION

The property is situated within the popular Wellington Employment Park which is situated on Dunes Way which runs off Sandhills Lane approx 2 miles north of Liverpool City Centre.

DESCRIPTION

The property comprises an impressive modern warehouse on a complex of similar units built around 10 years ago by Langtree Group PLC. The warehouse and offices are fitted out to a high specification. Outside there is a good sized yard with adequate room for car parking and loading.

TENURE

Unit 31 is available to lease by way of a new full repairing lease for a term to be agreed

There is a small service charge for the property in addition to rent.

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	430 sq m	4,628 sq ft
First Floor	75 sq m	811 sq ft
Total Gross Internal Area	505 sq m	5,439 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 will be payable on the rent and/or service charge.

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