

FOR SALE



INDUSTRIAL PREMISES

Block A, Bridge Industrial Estate Liverpool, L24 9HB

- Excellent location in South Liverpool
- Immediately available with vacant possession
- Ideal for owner occupiers and investors
- Sensibly priced for a swift transaction

1,734.87 sq m (18,675 sq ft)

keppie
massie

Block A, Bridge Industrial Estate Liverpool, L24 9HB

LOCATION

The subject property is located on the Bridge Industrial Estate, in the popular and highly sought after area of South Liverpool, approximately 7 miles from the City Centre. The premises are accessed off Speke Hall Road (A5275), a short distance from its junction with the major arterial route Speke Boulevard (A561). This in turn leads to Liverpool City Centre, the Runcorn Bridge and the M62 motorway via Knowsley Expressway (A5300).

The property is well located for all amenities being in close proximity to numerous hotels, the Hunts Cross Shopping Centre and the New Mersey Retail Park. Also close by are the suburban centres of Hunts Cross and Woolton Villages. Liverpool John Lennon Airport is within 1.5 miles and Hunts Cross and Liverpool South Parkway railway stations are both less than 2 miles distance from the subject property.

DESCRIPTION

The property primarily comprises a steel framed modern single storey industrial unit with part brick/block walls and steel profile cladding to the elevations and roof. Internally the warehousing is open plan with few pillars and benefits from a minimum eaves height of circa 6.05m. The property has all services connected with mains water, gas and electricity. Externally, there is car parking to the front of the premises with an additional storage area to the side. The total site area is approximately 0.30 hectares (0.75 acres).

ACCOMMODATION

The premises comprise the following approximate gross internal areas:

Description	Sq m	Sq Ft
Ground floor warehouse, offices, canteen & wc's.	1,481.84	15,951
First floor offices, kitchen and mezzanine storage	253.03	2,724
Total	1,734.87	18,675

PLANT AND MACHINERY

It is anticipated an amount of racking a 5T crane may be available by way of separate negotiation.

BUSINESS RATES

Although interested parties should rely on their own enquiries, we are verbally informed by the Valuation Office the property is currently assessed as follows: **Warehouse and Premises: rateable value: £41,250.**

TENURE

The property is held by way of a 999 year long leasehold interest at a peppercorn rental from September 1969. We understand there will be an estate charge with further information available upon request.

TERMS

The property is available with offers invited in the region of £500,000.

VAT

Any prices are exclusive of but may be subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

SUBJECT TO CONTRACT MARCH 2009



VIEWINGS

Interested parties should contact the joint selling agents to arrange access:

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