



# TO LET

**23 Lightbody Street, Liverpool L5 9UU**

**Industrial Unit/Railway Arches**

**858.2 sq.m (9,238 sq.ft) on ½ acre site**

- High 8.5 m eaves
- Modern Steel profile cladding
- 5 cm (2 inch) gas supply
- Additional railway arch storage
- Generous yard
- Electric roller shutter access
- Very secure site
- 3 Phase power supply

**0151 255 0755**

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LIVERPOOL OFFICE

Alabama House, 6 Rumford Place, Liverpool L3 9BY



## LOCATION

The property is located within a secure end plot on Lightbody Street, adjacent to the railway line and just 2 minutes' drive north of Liverpool City Centre.

The surrounding area is a mixture of industrial and alternative uses including the famous Titanic Hotel, Tobacco Warehouse development, the Ten Streets area and the Liverpool Waters project. The property is also within close proximity of Bramley Moore Dock the site of the new Everton Football Ground.



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## DESCRIPTION & SPECIFICATION

This is a rare opportunity to occupy a high specification property that includes a newly clad high bay warehouse, large tarmac yard, and use of four railway arches. The entire site is very secure with a high brick perimeter wall and full height gated access to the front and rear, elevated railway to the east and steel palisade fencing to the western perimeter.

The steel framed warehouse has an excellent eaves height of 8.5 m and is accessed by way of a level access electric roller shutter door measuring 5 m high x 4.4 m wide. It has a fibre cement sheet roof with newly clad single skin profile sheeting to the sides with side translucent panelling. With the benefit of a 3 phase power supply, a 5 cm (2 inch) gas supply and DDA compliant WC facilities the property lends itself to a number of different uses.

Internally there is a full concrete brew-floor with stainless central gully from previous user (microbrewery) and water supply. It is lit via part high pressure sodium discharge lights, part 100W LED down lights.

Adjacent to the main warehouse is a refurbished office with electrical supply. The railway arches run underneath the elevated railway to the western perimeter. The end railway arch is secured by a steel door and is equipped with power, workshop and mezzanine storage.



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## ACCOMMODATION:

FLOOR	SQ.M	SQ.FT
Main Warehouse	363.9	3,917
Arch 1	144.4	1,554
Arch 2	119.6	1,287
Arch 3	81.8	880
Arch 4	148.6	1,599
<b>Total</b>	<b>858.2</b>	<b>9,238</b>

Measured on gross internal area assumptions.

**Total Site Area (Exc arches):** 0.19 hectare or 0.45 acres.

## RENT/TERMS

The property is available at a rental of £38,000 per annum on full repair and insuring terms. Further details available upon request.

## RATEABLE VALUE

The warehouse has a Rateable Value of £17,750. All costs quoted are for indicative purposes only and all interested parties should rely on their own enquiries with the Local Authority.

## VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information upon request.

## LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs.

## EPC

The property has an Energy Performance Asset Rating of (E-110).

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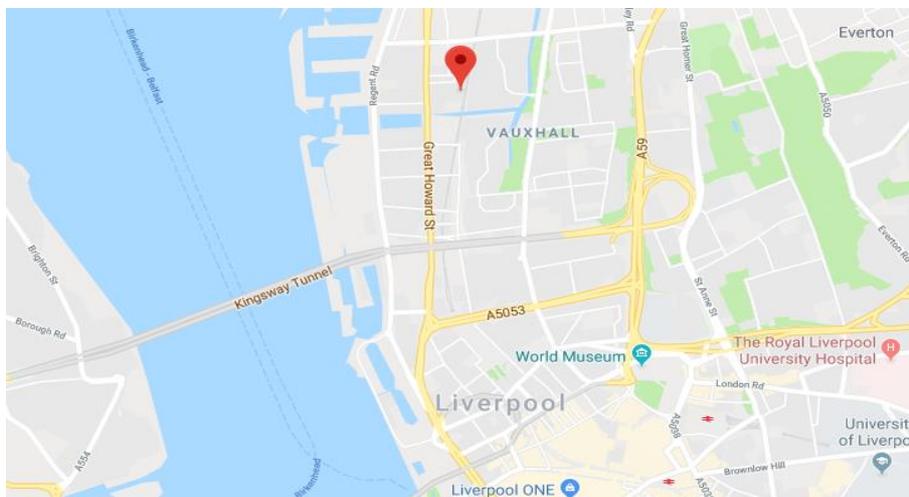
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## LOCATION PLANS



### ALL ENQUIRIES

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