



To Let

Industrial unit with large yard

1,902 sq.m (20,482 sq.ft)

- 2 bay detached warehouse
- Two electric roller shutter doors
- 6m eaves height
- 2.13 acre site
- Self-contained

Goodlass Road, Speke, Liverpool, L24 9HJ

0151 255 0755
commercial@keppiemassie.com

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Alabama House, 6 Rumford Place, Liverpool L3 9BY



LOCATION

The property is located at the end of Goodlass Road which via Speke Hall Road and provides good access to the new Mersey Flow Runcorn Bridge approximately 3 miles to the south which in turn links with M56, Knowsley Expressway and M57. Goodlass Road is located approximately 7 miles to the south of Liverpool City Centre.



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DESCRIPTION

The property is approached via an access road which wraps behind a modern multi-unit estate. A secure site enclosed by Triumph Industrial Estate to the north, single occupier to the east and a railway embankment to the western perimeter.

The property offers flexible open span shed with concrete floors and sodium discharge lighting. Features include:

- 2 bay detached steel frame construction
- Integral two storey offices
- Clear open span construction
- 2 X electric roller shutter doors
- 6m eaves height rising to 8.5m
- Large secure yard (1.39 acres)
- Nissin hut to the north
- Total site 2.13 acres



ACCOMMODATION

We have measured the warehouse facility on a Gross Internal Area (GIA) basis in accordance with The RICS Code of Measuring Practice 6th Edition and which calculates as follows:

Unit	Sq.ft	Sq.m
Warehouse	19,592	1,820
Offices	890	82.68
Total	20,482	1,902
Site Area		
Nissin Hut	3,861	358.68

RENT

Available on new full repair and insuring terms at a rent of £120,000 per annum plus VAT. Terms available on request.

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RATEABLE VALUE

The property has a rateable value of £52,000.

VAT

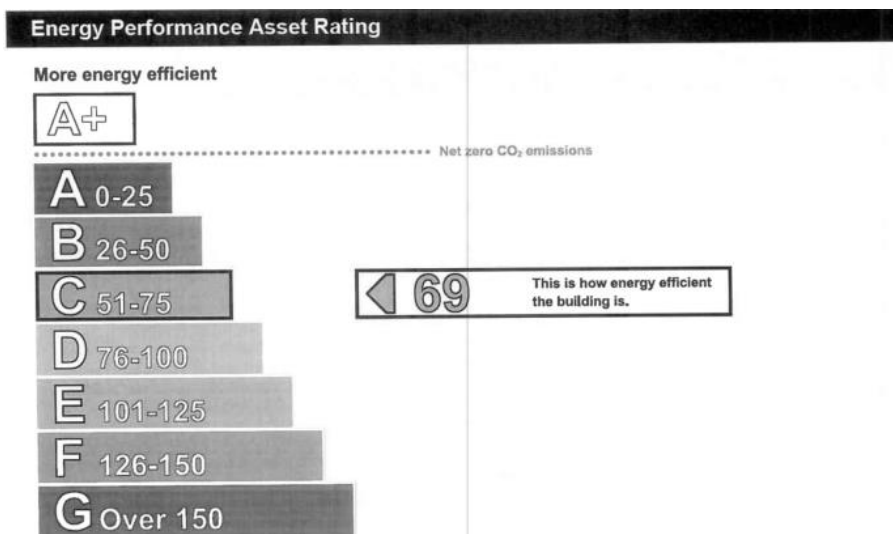
All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

LEGAL COSTS

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

EPC

Energy performance certificate is available on request



ALL ENQUIRIES

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Misrepresentation Act 1967. The ERV is representative of the best rent achieved within the block and surrounding area. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Regulated by RICS. August 2019

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