

# TO LET



RARE OPPORTUNITY  
New Build Unit with large yard  
604.63 sq.m (6508sq.ft)

## 20 Bentinck Street, Liverpool L5 9TR

- A NEW INDUSTRIAL UNIT WITH YARD
- EXCELLENT LOCATION CLOSE TO CITY CENTRE, LIVERPOOL DOCKS AND TEN STREETS
- 604.63 SQ.M (6508SQ.FT) WITH 0.58 ACRE YARD (0.235HA)
- HIGH 7.2M EAVES (AT LOWEST POINT)
- FULLY INSULATED PROFILE CLAD ROOF AND WALLS
- 3 PHASE POWER SUPPLY
- A VERY SECURE SITE WITH 3.5M BLOCK HIGH FRONT PERIMETER WALL

### LOCATION

This unique property is located within a secure end plot on Bentinck 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.

### DESCRIPTION

A rare opportunity to occupy a brand new developed unit. It consists of a concrete raft floor, steel portal frame, cavity block wall infill to 1.2m, thereafter 80mm insulated steel composite clad walls and roof. Roof lights are specified throughout.

A substantial large tarmac yard serves the unit to the side and front with concrete floored railway arches to the rear perimeter. The entire site measures approx. 0.58 acres. It has excellent security with block perimeter wall to the front of c 3.5m high (with steel anti climb rotating spikes) and full height galvanised steel gated access (6.8m wide). An elevated railway serves as a boundary to the rear and there is steel palisade fencing to sides (neighbouring boundary properties in same ownership provide equal security measures). CCTV monitoring is also in situ.

The warehouse has an excellent eaves height of 7.2m at its lowest and is accessed by way of 2X level access electric insulated roller shutter doors measuring c5.5 m high x 4.4 m wide. Overall warehouse dimensions: 42.52 long X 14.22m wide.

Specification provides 3 phase electric (80 amp+), DDA compliant WC facilities, concrete floor and is fully insulated to walls and roof. 2 inch gas supply is available to the property at extra cost. It is lit via LED floodlights to main warehouse and LED battens to WC and welfare area.

The yard is substantial and offers flexibility for a number of uses. It has led floodlights. Office accommodation can be retro fitted by the tenant to suit their needs, whether internally at ground, mezzanine height or by external arrangements (area to rear has been set aside to accommodate modular office provision if required). Railway arches run underneath the elevated railway to the eastern perimeter (2 arches are retained by the landlord for storage and infrequent access will be required subject to notice).

## PLANNING

Current planning designation is B4 (rare special industrial use) and did include HGV and 24 hour operations. Through feedback it is anticipated this will translate to general B2 and B8 operations being permitted (STP). Further information available on request.

## ACCOMMODATION

Description		
Warehouse	604.63 sq.m	6,508 sq.ft
Demised area (inc 2 x arches)	0.632 Ha	0895 acres

*Areas are measured on a GIA basis from plans provided, and further on site measurement may be required prior to completion of the lease.*

## TERMS

A new lease is sought on full repair and insuring terms, full details to be discussed and agreed.

**Quoting rent: £90,000pa**

## VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. The premises are currently not elected for VAT but the landlord reserves the right to elect in the future. Further information on request.

## RATEABLE VALUE

Current rateable values equate to c£10,500pa payable over 2 assessments. The warehouse will be reassessed upon completion. The tone on adjoining plots with modern warehousing is c£24.22 per sq.m (2.25 per sq.ft) payable per annum. All costs quoted are for indicative purposes only and all interested parties should rely on their own enquiries with the Local Authority.

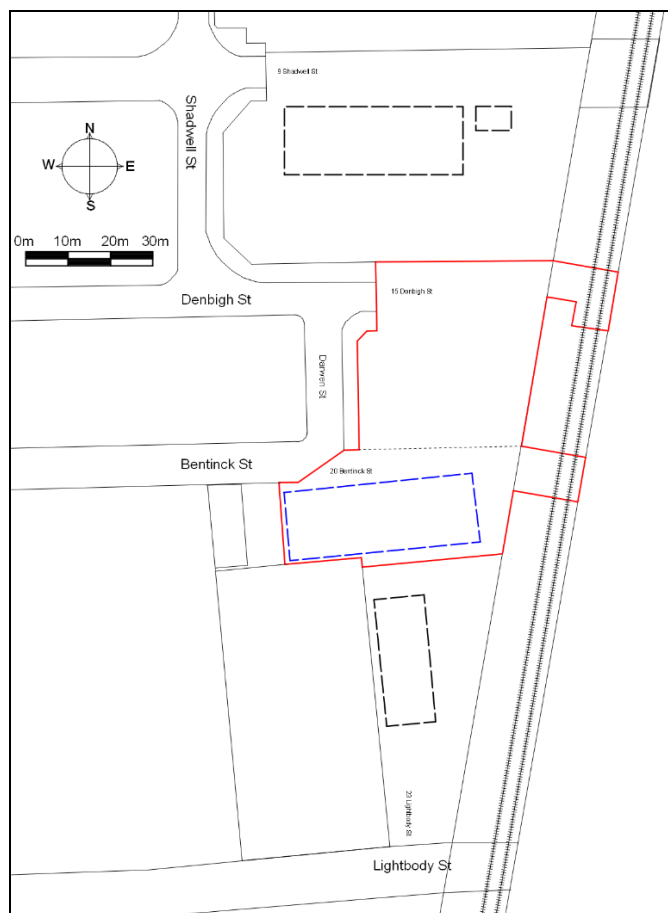
## LEGAL COSTS

Unless otherwise stated all parties to bear their own legal costs. The right is reserved to require a legal undertaking prior to drafting of a new lease.

## EPC

As the property is under development the Energy Performance Assessment Rating has yet to be formalised but anticipated to be a good standard.

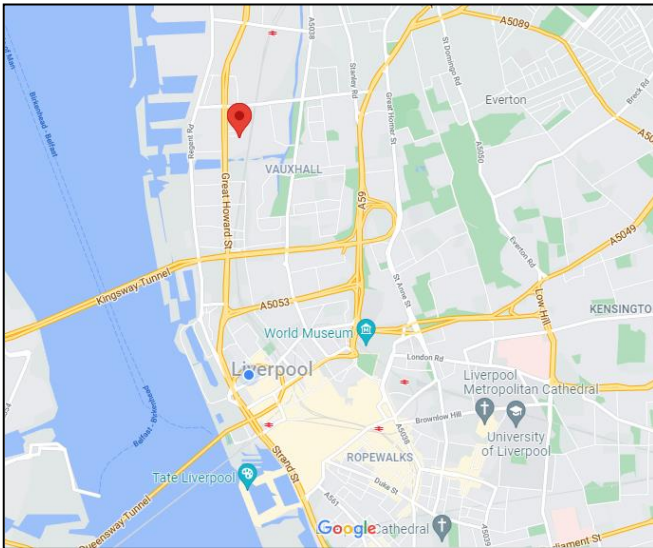
## DEMISE



## VIEWING

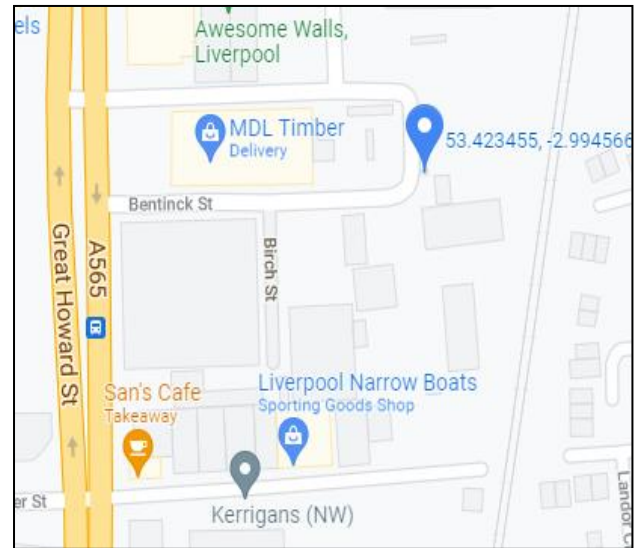
All arrangements to view the premises are strictly by prior arrangement with Keppie Massie.

## LOCATION PLAN



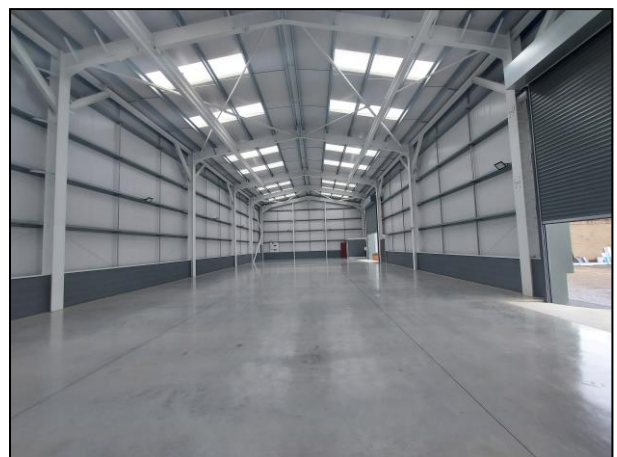
### 20 Bentinck Street, Liverpool L5 9TR

Liverpool City Centre is 0.85 miles to the South and the property is within the Liverpool Dock hinterland. Port of Liverpool entrance is a short distance to the north.



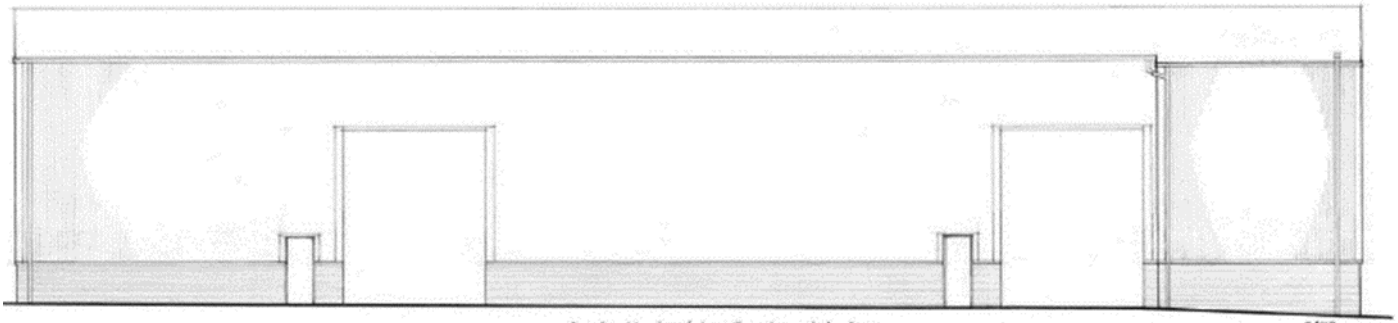
The property is located at the head of Bentinck Street, which in turn connects to Darwen and Denbigh Street.

## PHOTOGRAPHS



# PLANS

*Profiled metal cladding to roof & upper walls throughout.*

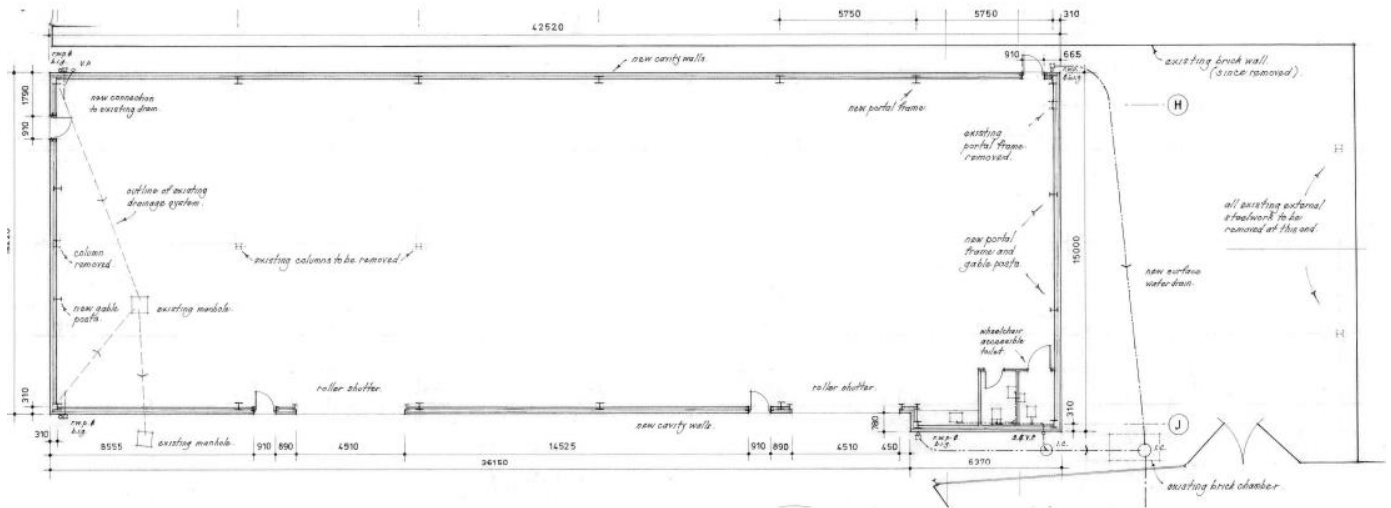


North Elevation

*Fairy Yard*

*Two-faced brickwork to north, east, & west elevations.*

East



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8. All floor areas have been measured and calculated in accordance with the RICS property measurement Standards
9. KM are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. KM do not provide any assurances regarding current or future fire regulatory requirements in respect of the property and that may impact upon future occupation, safety or maintenance and associated costs. All interested parties should rely on their own enquiries in this respect.

**Date of Publication: August 2022 – V2**



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