

FOR SALE



478.6 SQ.M (5,151 SQ.FT)

UNIT 2 THE WOODLANDS CENTRE, LIVERPOOL L36 6AD

- NEAR M62/ M57 INTERCHANGE
- STEEL FRAMED MID TERRACE
- HIGH CLEAR SPAN EAVES
- ELECTRIC ROLLER DOORS
- MEZZANINE STORAGE
- 3 PHASE POWER

DESCRIPTION

The building has a steel frame construction with concrete block wall infill and part profile clad sheeting to front and rear. The roof has clear span steel rafters and benefits from sodium discharge down lights. The unit has full height electric roller shutter level access and 3 phase power. There is pedestrian side access through a ground floor reception. Above is an office/ refuge area. To the rear is a paint booth or workshop with mezzanine storage above.

The estate also benefits from secure palisade fencing to its front perimeter, and gated access to the yard. To the front the unit has a demised yard.

ACCOMMODATION

From inspection we calculate the areas to be as follows:

Floor	sq.m	sq.ft
Total	478.6	5,151

All areas are measured on a Gross Internal Area basis.

SALE PRICE

The property is marketed at a guide price of £412,000 plus VAT.

TENURE

The property is held freehold.

RATEABLE VALUE

The property has a rateable value of £16,250. We ask all parties satisfy their own enquiries with the local rate authority.

VAT

We understand the property is opted out of VAT.

LEGAL COSTS

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

EPC

Available on request

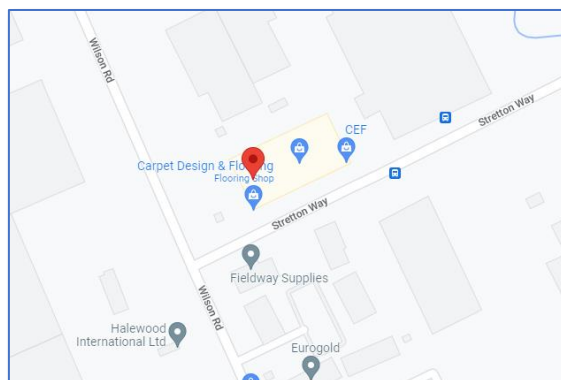
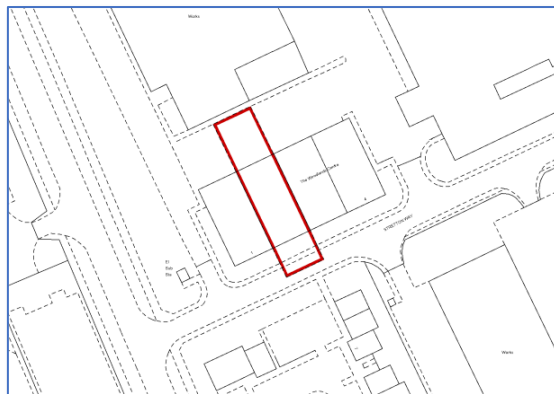
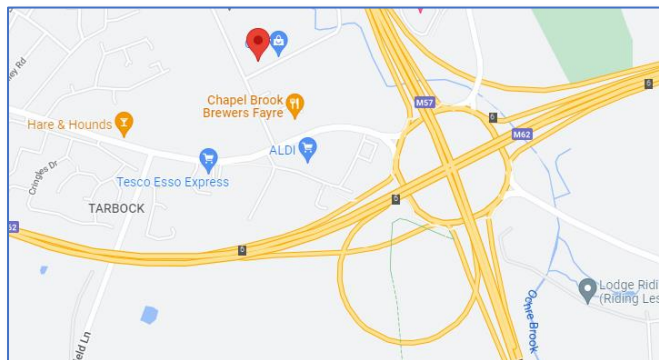
LOCATION

The Woodlands Centre is located on Stretton Way near to the junction of Wilson Road and within Huyton Business Park.

It is a well-established industrial / logistics location, situated adjacent to the M62 / M57 interchange (junction 6).

Liverpool City Centre is approximately 9.5 miles to the west, Warrington and Manchester are 11.5 and 25 miles to the east.

SAT NAV L36 6AD



CONTACT

LIVERPOOL OFFICE

Alabama House, 6 Rumford Place, Liverpool L3 9BY

Tim Garnett

M: 07852240103

T: 0151 255 0755

E: timgarnett@keppiemassie.com

E: commercial@keppiemassie.com



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.

Keppie Massie are not able to advise in relation to matters and obligations regarding fire combustibility, resistance or protection. Keppie Massie 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. Regulated by RICS. 23 March 2021.