

WAREHOUSE TO LET

APEX HOUSE, ORRELL MOUNT, LIVERPOOL,
L20 6NS

22,611 sq. ft (2,100.33 sq. m)

- ❖ Refurbished Warehouse
- ❖ New Roof
- ❖ New Energy Efficient Self-Dimming Lighting Throughout
- ❖ Near Liverpool Docks
- ❖ Racking Available
- ❖ Excellent Transport Connections
- ❖ Flexible Terms



LOCATION

The property is in a prominent position on Hawthorne Road at the junction with Orrell Mount, Bootle. The established Kingfisher Business Park is situated directly across Hawthorne Road, home to a number of national occupiers including Screwfix, Toolstation, Howdens and Eurocell.

The M57 and M58 motorways are located within approximately 2.5 miles from the property, accessed via the A5036. The A580 (East Lancashire Road) linking Liverpool with Manchester is located within 2.25 miles.

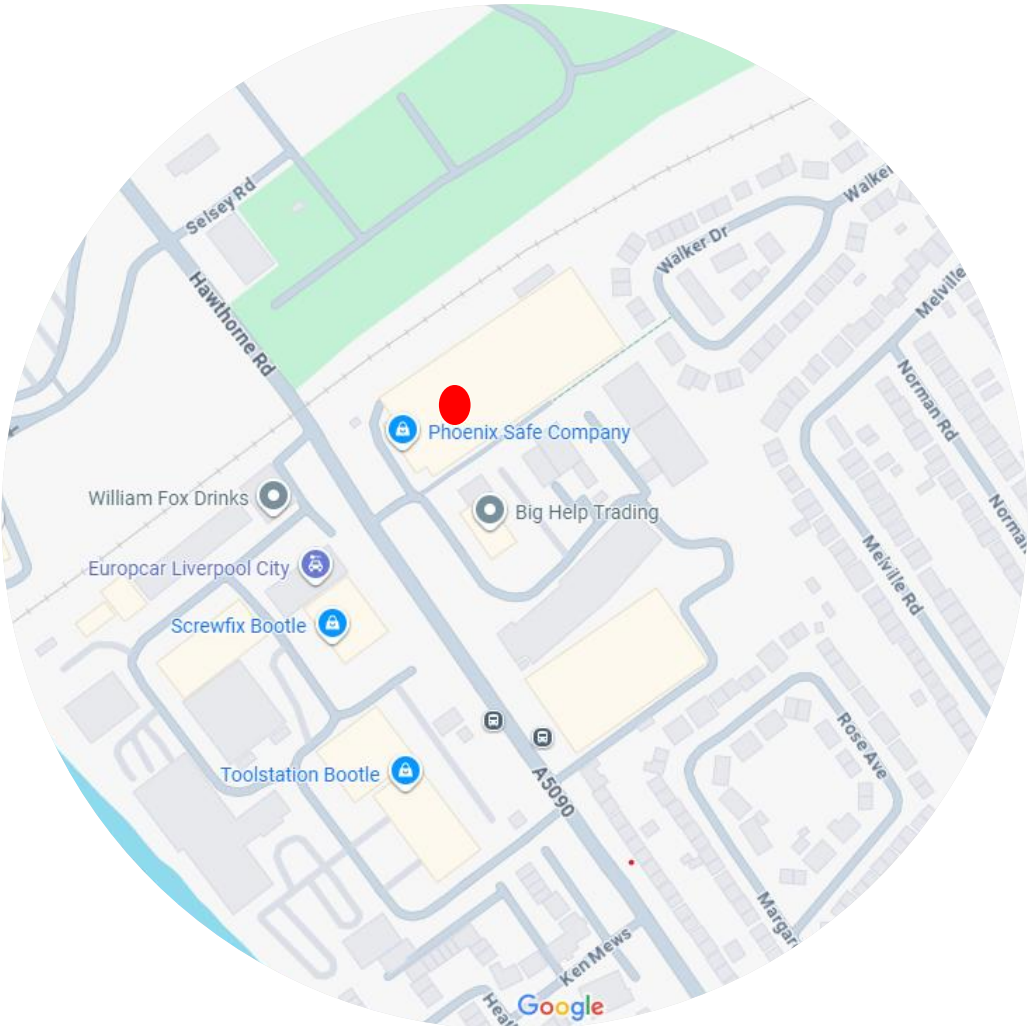
The property forms part of the Orrell Mount Industrial Estate with the subject property occupying a prominent position towards the front of the estate and fronting the eastern side of Hawthorne Lane.

DESCRIPTION

The property comprises a warehouse in two main buildings linked by a covered loading bay, all occupying a self-contained and secured site.

The available space is located to the rear with shared level access loading under a canopy. Two loading doors are provided with 3m wide and 3m high access located to the front of the warehouse.

Additional offices can be provided to the side if required. The warehouse has good eave heights from 6.12m rising to 9.20m at its highest. The warehouse benefits from existing racking enabling occupation immediately.



ACCOMMOATION

Rear warehouse – 2,100.30 sq. m (22,611 sq. ft)

TERMS

A new internal repairing and insuring lease is available on terms to be agreed and available at a rent of £135,500 per annum. Further utility, rates and insurance costs applicable, details on request.

RATEABLE VALUE

The tenant will be responsible for any rates liable on the premises. This is estimated at £25,000 per annum. Further details on request.

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

Available upon request.





VIEWING

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

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- As a regulated RICS firm, we have in place a Complaints Handling Procedure which meets the regulatory requirements. Please see <http://www.keppiemassie.com/CHP>

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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